

SEATTLE HOUSING AUTHORITY

**MOVING TO NEW WAYS DEMONSTRATION PROGRAM
FISCAL YEAR 2007 ANNUAL PLAN**



JULY 17, 2006

SEATTLE HOUSING AUTHORITY

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Dick Woo

Prepared by:

Ellen Kissman, Asset Management Coordinator
With contributions from: Stephen Antupit, Mallory Day, John Forsyth, Laura Lakings-Becvar, Judith Kilgore, Shirley Kolm, Wendy Lance, Andria Lazaga, Ann-Marie Lindboe, Claire McDaniel, Roxanne Navrides, George Nemeth, Tom Phillips, Ed Rose, Cheryl Sabin, Kari Sherrodd, Cindy Sribhibhadh, Barbara Strayer, Becki Taylor, Stephanie Van Dyke, Lisa Cipollone-Wolters, Dick Woo, Scott Woo, Vicky Yuki, Betty Zielinski

Public involvement process:

Ellen Callahan, Lorraine Crummer, John Forsyth, Brett Houghton, Marcia Johnson, Ellen Kissman, Sven Koehler, Andrew Lofton, Kari Sherrodd, Anne Shepherd, Vicky Yuki

Cover photo:

Kids enjoying the new Rainier Vista Park.

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SEATTLE HOUSING AUTHORITY

FISCAL YEAR 2007 MOVING TO NEW WAYS ANNUAL PLAN

EXECUTIVE SUMMARY

What is Moving To new Ways?

The Seattle Housing Authority (SHA) is one of about 30 housing authorities across the country participating in the U.S. Department of Housing and Urban Development (HUD) "Moving To new Ways" (MTW) Demonstration Program.¹ This program allows SHA to test innovative methods to improve housing services and better meet local needs. While in MTW, SHA may propose and implement alternatives to federal regulations for issues spelled out in a 1999 agreement between HUD and SHA. Fiscal year 2007 will be SHA's eighth year in MTW.

Each July, SHA adopts an annual plan that describes activities planned for the following fiscal year.² Each December, SHA prepares an annual report describing the previous fiscal year's accomplishments.

Stakeholder involvement

As part of developing the MTW Plan and annual budget, SHA provides opportunities for public review and comment. The primary opportunity is a public hearing. Residents are notified of the hearing through: *The Voice*, a monthly newspaper for SHA residents; a notice on rent statements; posters in SHA buildings; and a letter to about 150 resident leaders. The general public is informed via SHA's free monthly e-mail newsletter,

Building Community, to about 1,000 subscribers; posting on www.seattlehousing.org; and an ad in the newspaper of record, the *Daily Journal of Commerce*.

Public hearing: A public hearing was held on June 19, 2006. About 25-30 people attended, including residents of various SHA housing programs and others. The draft plan and annual budget were presented and testimony taken, followed by a general question and answer period. As a result of the public hearing, the MTW plan has been changed to remove reference to demolition of the old Yesler gym. Instead SHA may apply to dispose of the gym to SHA, removing it from the public housing program.

Joint Policy Advisory Committee: JPAC, a body of resident representatives that advises SHA on issues of concern to residents, discussed major plan activities on June 1, 2006. About 40 resident leaders attended. Issues discussed included: future planning for Jefferson Terrace, Denny Terrace and Bell Tower, designation of a second smoke-free public housing building, and a variety of questions about homeWorks.³ Attendees also suggested that SHA explore allowing residents to pay rent via electronic means. This idea has been added to the FY 2007 plan.

What is in this plan?

The Annual Plan follows an outline established in the MTW agreement:

¹ Because HUD's name for the demonstration, "Moving To Work," sounded like a jobs program for SHA residents, the demonstration has been renamed, "Moving To new Ways," to keep the acronym and avoid confusion over the program's purpose.

² SHA's fiscal year runs from October 1 through September 30.

³ homeWorks is a multi-year capital project to renovate 21 public housing high-rises, described in Section VI and Appendix C.

Section I: Households Served projects the number and characteristics of households in SHA housing programs and on wait lists for housing assistance for the next fiscal year.

Section II: Occupancy and Admissions Policies provides updates on adopted policies and describes new policies to be developed or implemented in FY 2007.

Section III: Changes in Housing Stock describes how and why SHA housing resources will change during the year.

Section IV: Sources and Amounts of Funding estimates FY 2007 revenues.

Section V: Uses of Funds presents the FY 2007 budget compared to FY 2006, and describes upcoming projects and level and adequacy of financial reserves.

Section VI: Capital Planning lists capital, disposition, demolition and redevelopment

activities in FY 2007, including revitalization of Rainier Vista and High Point.

Section VII: Owned and Managed Units projects performance on required indicators in public housing: vacancy rates, rent collection, work orders and inspections.

Section VIII: Administration of Leased Housing projects performance on selected indicators and describes new policies for the Housing Choice Voucher Program.

Section IX: Resident Programs describes FY 2007 community and supportive services.

Moving to new Ways priorities for FY 2007

SHA's MTW agreement with HUD contains a specific list of activities for which SHA may exercise its MTW flexibility. MTW activities for FY 2007 are described in the table below.

Areas for innovation from the MTW Agreement	Activity in FY 2007
Create new public housing rent policy to foster resident self-sufficiency, and reduce administrative burden and intrusion into residents' privacy.	No major changes are proposed to the MTW rent policy adopted in June 2005 (Resolution 4785). Minor changes to policies or procedures may be needed to address unanticipated implementation issues or to ensure consistency with low-income housing tax credit rules which now apply to homeWorks buildings. Effects of the rent policy revisions on tenant self-sufficiency and SHA rent revenues will be monitored.
Create site-based wait lists (applicant choice policy).	Effects of the applicant choice policy will continue to be evaluated; the policy or procedures may be refined to streamline admissions, support implementation of the King County 10-Year Plan to End Homelessness or ensure consistency with low-income housing tax credit rules which now apply to homeWorks buildings. Affirmative fair marketing will continue to be implemented.
Designate one or more public housing high-rise buildings for seniors.	In FY 2007, SHA will request renewal of SHA's Designation Plan, which designates Ballard House and Westwood Heights for elderly/near elderly.
Create mandatory self-sufficiency program participation requirements for residents who are employable but not currently employed.	NewHolly, Rainier Vista and High Point have self-sufficiency requirements including an employment assessment for each family and a self-sufficiency plan for each household member over 17 years old. SHA also implements the HUD

Areas for innovation from the MTW Agreement	Activity in FY 2007
	Community Service Requirement. No changes are planned for FY 2007.
Create a new lease and community rules based on proven private management models.	NewHolly, Rainier Vista and High Point leases are based on private management models, emphasize curb appeal, and require residents to pay their own utilities. No changes are planned for FY 2007.
Operate Family Self-Sufficiency (FSS) to meet locally-defined needs.	In FY 2007, SHA will continue to involve the Program Coordinating Committee and will improve case management and outcome tracking.
Create Jobs and Resource Centers in large SHA family public housing communities.	Grant funding supports The Job Connection at Yesler Terrace, NewHolly, Rainier Vista, High Point and the north end. In FY 2007, SHA will look for grants and support partners' fundraising to maintain the highest possible level of service.
Combine public housing operating and capital funds and tenant-based voucher assistance into a single fungible budget. Establish obligation and expenditure timelines in the Annual MTW Plan instead of adhering to HUD timelines.	SHA will continue this practice in FY 2007. SHA will also continue to leverage its MTW block grant funds including capital subsidy and replacement housing factor funds to replace demolished or disposed public housing units.
Maintain an operating reserve consistent with sound housing management practices.	SHA will continue this practice in FY 2007.
Merge Housing Choice vouchers and certificates into a single program.	All remaining certificates will be converted to vouchers in FY 2006.
Tailor the Housing Choice Voucher Tenant-Based Assistance Program to local needs.	SHA may consider a pilot program to test innovative uses of voucher funds to support the King County 10-Year Plan to End Homelessness.
Adopt a policy for project-basing Housing Choice Vouchers to meet local needs.	No changes are proposed for FY 2007.
Cooperate with other housing authorities to further MTW goals.	SHA participates in Sound Families with six regional housing authorities and several local governments. Through this program, the housing authorities agree to project-base Section 8 subsidy in new transitional housing approved by local governments and funded by the Gates Foundation.
Adopt an alternative procurement system that is competitive, and results in SHA paying reasonable prices to qualified contractors.	SHA's procurement policies are consistent with federal regulations.
Simplify and streamline HUD approval for homeownership, mixed finance agreements, partnerships, property demolition and disposition.	In FY 2004, SHA and HUD worked on a mixed-finance waiver similar to that of the Atlanta Housing Authority. A formal waiver request was submitted to HUD in FY 2005. SHA is still waiting for a response to this request.
Replace HUD's Total Development Cost (TDC) limits with reasonable limits that reflect the local market place for quality construction.	If HUD's TDCs fall behind increases in the price of building supplies, SHA will adjust TDCs to local conditions.

Areas for innovation from the MTW Agreement	Activity in FY 2007
Simplify, streamline and enhance management and maintenance.	SHA will continue to support its portfolio-based property management structure, using MTW as needed. For the FY 2007 budget, SHA will begin implementing HUD's new "project expense level" accounting requirements.
Deploy a cost-benefit and risk management approach for property inspections in lieu of HUD requirements for comprehensive annual inspections.	The public housing inspection protocol began in FY 2003; no changes are planned for FY 2007. SHA continues to evaluate options for inspecting Housing Choice Voucher units.
Deploy a cost benefit approach for resource conservation in lieu of the HUD-required energy audits every five years.	The resource conservation protocol adopted in FY 2003 continues to be implemented.
SHA may enter into contracts with any related nonprofit.	SHA does not anticipate entering into contracts with related nonprofits in FY 2007.
Purchase properties without prior HUD approval as long as HUD site selection criteria are met.	Under MTW, SHA has purchased several properties without prior HUD approval. This practice will continue in FY 2007 with purchases to replace disposed or demolished public housing. SHA follows an "acquisition protocol" to ensure appropriate review and documentation of purchases.
Establish reasonable, modest design guidelines, unit size guidelines and unit amenity guidelines for development and redevelopment activities.	Through its various HOPE VI projects, SHA has taken advantage of this MTW flexibility.
Use SHA's own form of construction contract rather than the HUD prescribed form.	SHA has exercised this flexibility for the last several years. The SHA construction contract retains HUD requirements. It also provides more protection for the housing authority, for example, by specifying alternative dispute resolution methods that reduce risk and cost.
Implement "conditional leasing" in public housing to allow applicants who do not meet SHA's suitability criteria to demonstrate that they would be good tenants.	SHA is no longer considering this idea. The project-based Housing Choice Voucher program and admissions preference and suitability criteria are intended to address this issue.
Create a local admissions preference for applicants enrolled in City jobs programs for voluntary time limited housing assistance.	SHA and the City are no longer considering this idea. The City's program has evolved to serve clients whose housing needs are not acute.
Partner with the City of Seattle to share responsibilities and resources for a new integrated Family Self-Sufficiency program.	SHA is no longer considering such a partnership.
Create a reasonable and less expensive process for determining, applying and reporting HUD-determined wage rates.	SHA is no longer considering this idea. With many large-scale public works projects underway in Seattle, local interest in ensuring that workers are paid fairly is high. By following HUD requirements, SHA can demonstrate due diligence in this area.

Other activities

Meeting Seattle's housing needs

Community revitalization

Continue revitalization of Rainier Vista and High Point. In both communities, FY 2007 activities will include:

- New low-income and workforce housing;
- Design, planning and perhaps start of construction for new community facilities;
- Homes for sale built by private builders;
- Planning, design, permitting and perhaps start of construction for mixed-use sites.

Other activities:

- Continue "homeWorks," a five-year capital program involving bond- and tax credit-financing to renovate 21 public housing high-rises, including comprehensive rehabilitation of building systems and common areas.



homeWorks plumbing repairs.

- Begin the community conversation about the future of Yesler Terrace. Involve Yesler Terrace residents, neighbors and local businesses in a process to create a vision for a new community.
- Continue reconfiguration of the scattered sites portfolio by selling about 60-70 units and replacing them with others that are more efficient to manage and maintain.

- Plan the redevelopment of mixed-use sites at NewHolly on the corner of MLK and Othello Street.
- Identify replacement housing options for Holly Court, and begin planning for the redevelopment of this poorly-designed and -constructed community and adjacent property that SHA owns.
- Plan for and implement: improvements in marketability, security and building systems at Jefferson Terrace; redesign of the first floor and entry plaza of Bell Tower; possible expansion of Leschi House; and redevelopment of the Lake City Village site and adjacent property.
- Continue to meet off-site replacement housing obligations for High Point (50 units) and scattered sites (as many units as are sold).

Meeting applicant and resident needs

- Building on the successful lease-up of Tri-Court, decide whether to add a second smoke-free community to offer a choice of neighborhoods. Coordinate with homeWorks and the tobacco prevention program of Seattle-King County Public Health Department.
- Continue the successful mental health crisis intervention and case management program in the public housing high-rises that was expanded during FY 2005.
- Continue to support labs that give residents access to computers and the Internet at High Point, Rainier Vista, Westwood Heights, Yesler Terrace and Center Park.
- Assess the feasibility of offering residents a way to pay their rent electronically.
- Maintain the highest possible level of employment services for SHA residents and Housing Choice Voucher participants.

-
- Promote best practices in self-sufficiency for SHA residents through *Outcomes for Independence*, a new initiative to evaluate strategies, recommend policy and program improvements, and seek out partnerships and additional funding for services.
 - Apply for Housing Choice Vouchers if any opportunities arise.

Organizational improvements

- Explore shifting SHA's fiscal year from October 1 through September 30 to January 1 through December 31. If this is done in FY 2007, the 2007 fiscal year

would be extended three months to December 31. SHA would submit a revised budget and plan to HUD at that time. This plan assumes that the fiscal year will end as usual on September 30.

- Conduct a comprehensive assessment for office and maintenance shop space needs to plan for future organizational needs.
- Continue to clarify and update the Section 8 Administrative Plan and the SHA Policy and Procedures Manual, particularly to incorporate low-income housing tax credit compliance requirements in public housing.

SECTION I: HOUSEHOLDS SERVED

This section describes possible demographic changes among households served in FY 2007. Appendix A contains information on residents and applicants as of September 30, 2005.

Residents

Numbers of residents

The number of households served in public housing, Section 8 New Construction, the Housing Choice Voucher program and SSHP is expected to remain stable during FY 2007.

Income levels

Although the unemployment rate in Seattle is at its lowest since 2001, more employers are demanding education, training and English skills. Residents without these skills looking for work in FY 2007 will find a competitive job market that offers lower starting wages and more competition for advancement.

Senior and disabled residents' income levels are expected to increase slightly with cost of living increases to fixed income sources such as Social Security.

In keeping with the SSHP rent policy establishing a "sustainable distribution of incomes" for the financial health of the program, average income among SSHP residents is expected to rise slightly. At least 75 percent of residents will have extremely low incomes.

Racial and ethnic composition

While significant changes to the racial and ethnic composition in SHA's programs are not anticipated, close monitoring should bring to light any trends that could be attributable to policy changes or other factors in the Seattle housing market.

Elderly-young disabled mix

Little change in the overall mix of elderly-young disabled residents is anticipated.

Applicants

Numbers of applicants

In May 2006, SHA opened the Housing Choice Voucher wait list for the first time since 2003. The wait list was open for two weeks. All those who submitted a simple sign-up form in that time were assigned a computer-generated random number. Those with numbers up to 4,000 were placed on the wait list. This wait list is expected to last for two to three years.

Income levels

Income levels among public housing and Housing Choice Vouchers applicants are expected to remain about the same – almost entirely extremely-low-income.

Applicant income levels for SSHP may rise slightly, on average, as SHA improves its marketing for the program to achieve the sustainable distribution of incomes envisioned in the SSHP rent policy.

Racial and ethnic composition

Changes to the racial or ethnic composition of households on SHA wait lists are not anticipated. However, close monitoring will help SHA identify any trends that could be attributable to policy changes or other Seattle housing market factors.

Elderly-young disabled mix

SHA does not anticipate changes in the age mix of applicants.

SECTION II: OCCUPANCY AND ADMISSIONS POLICIES

Eligibility, selection, admissions, assignment and occupancy

General

Local preferences ⁴

Current status:

- In 2003, the SHA Board adopted a local preference for households who are homeless or whose income is below 30 percent of the area median (Resolution 4680). This preference applies to public housing and Housing Choice Vouchers.

Changes proposed for FY 2007:

- No changes are proposed.

Poverty deconcentration strategies

Current status:

SHA fosters deconcentration of poverty by:

- setting appropriate payment standards for Housing Choice Voucher subsidy;
- continuing to redevelop large public housing developments into mixed-income communities, and requiring low-income residents of those communities to abide by self-sufficiency lease provisions;
- creating a “mix of incomes from within,” by assisting SHA residents to get their first job or a better one; and
- providing incentives in the public housing rent policy to encourage people to work and increase their income.

Changes proposed for FY 2007:

- No changes are proposed.

Public housing

Applicant choice policy

Current status:

The applicant choice policy establishes “site-specific” and “next available unit” wait lists, giving applicants a choice of where to live while addressing fair housing concerns.

Changes proposed for FY 2007:

- SHA may change application procedures and policies to ensure consistency with low-income housing tax credit requirements which will apply in some SHA buildings.
- SHA may also amend the policy to define conditions when a site-specific wait list may be closed.
- Monitoring will continue with each MTW annual report. Affirmative fair marketing will continue.

Admissions

Current status:

Admissions policies have been amended over the last several years to increase the percent of applicants approved and reduce file processing time, denial of applicants and requests for an administrative review of denials. None of these changes require MTW flexibility.

In FY 2005, SHA conducted a pilot project with two building wait lists to require applicants to check in once a month to show their continued interest in housing. Applicants may check in 24 hours a day, seven days a week by either calling a simple, automated phone system or visiting a website (savemyspot.org).

Changes proposed for FY 2007:

- Expansion of the monthly check-in system to other wait lists.

⁴ The term “local preferences” refers to criteria for selecting applicants from a housing authority’s wait list.

- Review of suitability criteria and other admissions policies to look for ways to reduce barriers for survivors of domestic violence to obtain affordable housing.

Community service requirement

Current status:

- During FY 2004, SHA implemented the community service requirement in all its public housing communities in accordance with federal law (Resolution 4716, October 2003).

Changes proposed for FY 2007:

- No changes are proposed.

Elderly/near-elderly designation

Current status:

- During FY 2005, the designation of Westwood Heights and Ballard House for seniors was extended for two years.

Changes proposed for FY 2007:

- SHA will renew the designation of these two communities for another two years.

Smoke-free public housing

Current status:

- During FY 2005, the now smoke-free Tri-Court was fully leased after a complete rehabilitation. Residents are willingly complying with the smoke-free policy and enforcement has not been difficult.

Changes proposed for FY 2007:

- To build on the success at Tri-Court, SHA will consider designating a second smoke-free building to offer a choice of neighborhoods.

Housing Choice Voucher program

Project-basing policy

Current status:

- SHA continues to implement the project-basing policy adopted in FY 2001.

Changes proposed for FY 2007:

- SHA may partner with King County Housing Authority to pilot a program to support the King County 10-Year Plan to End Homelessness. The pilot would test, on a small scale, the efficiency and effectiveness of providing a lump sum of voucher funds to agencies that house the homeless, rather than tying the funds to a specific unit or household.

Home ownership

Current status

- SHA and King County Housing Authority will complete a ROSS-funded Section 8 home ownership pilot program by the end of FY 2006. In FY 2004, SHA developed and implemented policies and procedures to issue vouchers to support the ROSS grant goals (Resolution 4737, March 2004). In some cases, the policies take advantage of housing authority discretion in the regulations; in others, SHA used MTW flexibility to put in place different requirements.

Changes proposed for FY 2007:

- SHA set aside \$450,000 for down payment assistance for this home ownership program. Not all of these funds were used in the pilot. In FY 2007, SHA will continue to make down payment assistance available to residents with the balance of funds available and, for the first time, offer assistance to Housing Choice Voucher Family Self-Sufficiency participants. The down payment assistance will be governed by broader eligibility requirements than under the ROSS grant, making it an option for more people who are likely to become successful home owners.

Statement of rent policy

MTW public housing rent policy

Current status:

In June 2005, SHA modified the rent policy to achieve the following goals:

- Prepare people with good prospects for economic self-sufficiency for the conventional housing market;
- Remove disincentives and provide rewards for resident employment, job retention and wage progression;
- Preserve an economic safety net;
- Generate sufficient revenues for SHA to supplement federal subsidies;
- Create revenue for self-sufficiency support services and budget skills training;
- Reduce unnecessary administrative procedures;
- Remove incentives for manipulation and fraud; and
- Implement a policy that is equitable, one that staff and service providers can support in order to educate and motivate residents.

Major changes include:

- Expanding the Tenant Trust Account so that more working households are eligible, and households can accumulate savings faster for clearly-defined self-sufficiency purposes;
- Setting almost all tenants' rents at thirty percent of adjusted income instead of setting a punitive (higher) rent for TANF households and establishing rent steps to protect some earned income for employed households;
- Requiring residents to report all increases in income above \$100 per month, between

annual reviews, so that SHA may increase rent accordingly;

- For households reporting zero income who appear to be eligible for TANF or unemployment benefits, imputing income from these sources until ineligibility is documented; and
- Allowing property managers to differentiate rents in studios and one-bedroom apartments to maintain high occupancy of studio units in a soft rental market.

Changes proposed for FY 2007:

- Implementation of the revised rent policy will continue; minor changes to the policy or procedures may be needed to address unanticipated implementation issues.
- SHA may consider changing utility allowance policies where metering permits to foster self-sufficiency and encourage resource conservation.
- Minor changes to policy or procedures may be needed for compliance with tax credit rules.

Housing Choice Voucher rent policy

Current status:

- In FY 2005, the SHA Board of Commissioners adopted Resolution 4787 amending the Housing Choice Voucher program rent policy in a variety of ways. While most of SHA's voucher funding is part of the MTW block grant, some of it is not. HUD has taken the position that vouchers funded by non-MTW funding must be administered according to HUD rules and the MTW regulatory flexibility does not apply. Rather than have two sets of rent rules, SHA has chosen to implement only those parts of Resolution 4787 that are consistent with HUD regulations and apply them to all vouchers.

Changes proposed for FY 2007:

- None.

SECTION III: CHANGES IN HOUSING STOCK

This section describes the number and types of housing units available and Housing Choice Vouchers authorized and projects the housing resources to be available at the end of FY 2007.

HOUSING PROGRAM	October 1, 2005 (actual)	October 1, 2006 (update projections)	October 1, 2007 (Projected)
Housing Choice Vouchers	8,309	8,309	8,309
Section 8 New Construction units	100	100	100
Low-Income Public Housing units	5,443	5,269	5,269
Seattle Senior Housing Program units	993	993	993
HOPE VI workforce & market rate units	290	423	423
Other affordable housing	900	953	1003
Managed by SHA for other owners	37	37	37
Total Units	16,072	16,084	16,134

Included in these figures are units leased to agencies for supportive services and units for live-in staff.

SHA forecasts minimal changes in housing resources between October 1, 2006 and October 1, 2007. Changes include:

Other affordable housing: Additions to this portfolio will likely be made next year for a variety of purposes: High Point replacement, low-income housing preservation, purchases to protect recent HOPE VI investments or to expand the inventory of affordable housing. Only the estimated High Point replacement units are included. Other changes include:

- SHA anticipates selling five units south of NewHolly to nonprofits for redevelopment.
- A six-unit dilapidated apartment purchased in FY 2005 for neighborhood revitalization just east of Holly Court has been emptied and boarded up. This area will ultimately be redeveloped.

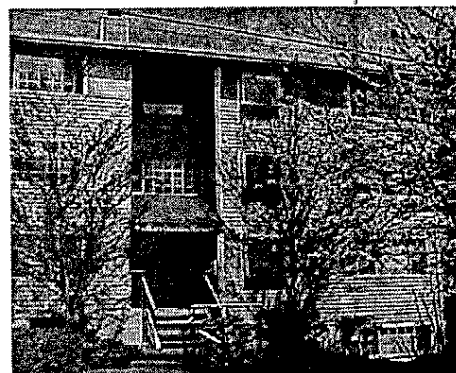
Housing Choice Vouchers: No change to SHA's voucher authority is anticipated, although if opportunities to apply for more vouchers arise, SHA will take advantage of them.

Low-Income Public Housing: No major changes in the public housing stock are anticipated in FY 2007. New public housing

will be under construction at High Point and Rainier Vista with completion expected in 2008.

SHA will continue the reconfiguration of the scattered sites portfolio in FY 2007. This plan assumes that purchase of replacement units will keep pace with sales, resulting in no net change in unit count by year's end. Each year's actual disposition and acquisition activity will be documented in the MTW annual report.

HOPE VI workforce housing: No new units are anticipated in FY 2007. Units will be under construction at Rainier Vista and High Point with completion expected in 2008.



Marinan Manor, a 10-unit, north-end apartment building purchased as scattered site replacement housing.

SECTION IV: SOURCES AND AMOUNTS OF FUNDING

This section describes the sources and amounts of funding included in the Consolidated MTW Budget and Other Programs.

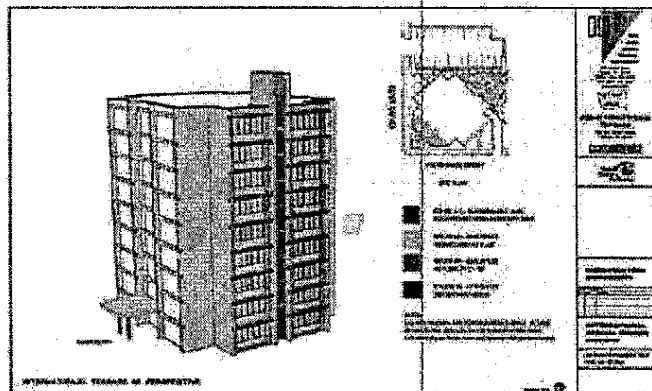
Consolidated MTW Budget

The table below summarizes the sources of funds projected for the FY 2007 budget adopted by the Board of Commissioners on July 17, 2006 (Resolution 4834). A draft was available for review at the MTW public hearing on June 19, 2006.

Projected Sources	FY 2006 Budget	FY 2007 Budget
Dwelling Rental Income ¹	\$9,180,343	\$9,696,432
Investment Income ²	89,715	295,416
Other Income	1,273,889	1,189,889
Housing Choice Voucher Block Grant ³	60,522,526	66,212,050
Capital Block Grant ⁴	14,063,624	12,246,060
Public Housing Block Grant	12,454,930	12,515,506
Use of Reserves ⁵	943,214	847,757
Total Sources	\$98,528,241	\$103,003,110

Notes:

- ¹ Increase is the result of the revised MTW rent policy.
- ² Significant increase due to a higher interest rates and a larger than projected fund balance, because proceeds from scattered site property sales are invested until they can be used for replacement housing purchases or other low-income housing purposes.
- ³ Increase is due to conversion of special purpose vouchers to MTW vouchers.
- ⁴ HUD capital funding levels have decreased.
- ⁵ Reserves will be used for continued implementation of Electronic Document Management System (EDMS) information technology project.



Left: Alder Crest Apartments rehabilitation. Right: International Terrace exterior sketch for homeWorks.

Other Programs

SHA operates a number of housing programs that are not part of the Consolidated MTW Budget, including SSHP and other locally-funded housing, Section 8 New Construction, HOPE VI revitalization and community services grants. SHA also operates Impact Property Management and Impact Property Services, which manage and maintain housing for SHA and other property owners. The following table summarizes sources of funds projected for these activities.

Projected Sources	FY 2006 Budget	FY 2007 Budget
Dwelling Rental Income	\$11,460,555	\$11,801,897
Investment Income ¹	1,988,828	2,275,185
Other Income ²	8,987,862	9,945,127
Housing Choice Voucher Subsidy ³	14,945,343	13,462,416
Grants ⁴	11,970,284	18,076,274
homeWorks ⁵		54,795,147
Other Capital ⁵		47,410,743
Other revenues for HOPE VI projects ⁵		89,471,413
Total Sources	\$49,352,872	\$247,238,202

Notes:

¹ Increase is the result of higher interest rates.

² Increase is due to additional management fees from Limited Partnerships where SHA is the management agent.

³ Decrease is due to conversion of special purpose vouchers to MTW vouchers.

⁴ FY 2006 and FY 2007 amounts include HOPE VI grant funds budgeted to be used in each year and drawn down from HUD accounts. More HOPE VI grant funding is expected to be spent in FY 2007.

⁵ To provide a more complete picture of the scale of SHA's capital activities, the FY 2007 budget includes a wide variety of revenue sources that in prior years had not been included in the adopted budget. These revenues consist of bond proceeds, equity from the limited partners in tax credit partnerships, and proceeds from property sales.

SECTION V: USES OF FUNDS

This section describes FY 2007 planned capital and operating expenditures, changes in proposed activities and investments from the previous year, and the level and adequacy of reserves. A comparison of the FY 2005 budget to actual expenditures can be found in Appendix B.

Planned Expenditures FY 2007: Consolidated MTW Budget and Other Programs

Following is the FY 2007 budget adopted by the Board of Commissioners on July 17, 2006. A draft was available for review at the MTW public hearing on June 19, 2006. The table below shows planned expenditures by line item for FY 2007 compared to FY 2006.

Projected Expenses	FY 2006 Budget	FY 2007 Budget
Consolidated MTW Budget		
Administration and General ¹	\$15,308,514	\$17,723,284
Housing Assistance Payments ²	56,057,606	60,649,268
Utilities	3,570,171	3,370,015
Maintenance and Contracts ¹	11,323,294	10,533,351
Development and Capital Projects ³	10,693,624	9,446,060
Capital Equipment	1,575,032	1,281,132
Total Expenses	\$98,528,241	\$103,003,110
Other Programs		
Administration and General ⁴	\$14,645,357	\$17,390,064
Housing Assistance Payments ²	13,920,455	12,407,861
Utilities	1,310,481	1,404,260
Maintenance and Contracts ⁵	4,280,640	5,651,390
Community and Supportive Services Grants ⁶	782,035	887,724
Non-Routine Projects ⁷	12,040,678	49,400,076
HOPE VI ⁷		76,447,932
homeWorks ⁷		34,439,846
Total Expenses	\$46,979,646	\$198,059,153

Notes:

¹ Increases are the result of accounting changes to implement HUD Project Expense Level and Asset Management requirements. Overhead cost accounting was replaced with a fee-for-service model.

² Changes are due to special purpose vouchers converting to MTW vouchers.

³ SHA expects to receive less capital grant funding from HUD; the expense budget has been set accordingly.

⁴ Increases are the result of additional staffing for homeWorks and accounting changes to implement HUD Project Expense Level and Asset Management requirements. Overhead cost accounting was replaced with a fee-for-service model.

⁵ Increase is due to reclassifying some costs from Administration and General, as well as advertising costs for the homes for sale program at High Point and Rainier Vista (SHA is reimbursed for these costs by cooperative marketing fee charged the home builders).

⁶ SHA received an additional ROSS service delivery grant.

⁷ To provide the community a more accurate understanding of the scale of SHA's capital activities, the FY 2007 budget includes Limit Partnership, property acquisitions, and other capital related activity not included in prior years' adopted budgets.

Description of proposed activities

This section describes FY 2007 community revitalization activities and organizational and administrative improvements. Consolidated MTW Budget activities are not distinguished from those funded in Other Programs.

Community revitalization

NewHolly

Construction, marketing and sale of new homes for sale will continue in FY 2007. Bennett-Sherman, LLC, will complete construction and sell the final 40 NewHolly homes for sale. Called "Village Homes," these high-density single-family homes will be located close to the light rail station in NewHolly Phase II.

As the HOPE VI revitalization moves into ongoing management, SHA's focus is shifting to revitalization of the underdeveloped commercial area adjacent to NewHolly. In prior years, SHA purchased several properties on the corner of Martin Luther King Jr. Way S. and S. Othello Street to complete the northeast corner of Othello Station.⁵ During FY 2007, pre-development feasibility and conceptual design for mixed-use projects on this property will be initiated. Ultimately SHA will secure one or more development partners for these sites.

Fundraising is underway for the rehabilitation of the *Harry Thomas Community Center at Lee House* in honor of Mr. Thomas, a long-time Seattle Housing Authority Executive Director who grew up in Holly Park. When completed, the Center will be a neighborhood meeting place and provide office space for several small businesses. Completion is anticipated in mid FY 2007.

⁵ No HOPE VI funds were used for these purchases.



The future Harry Thomas Community Center at Lee House

SHA has also purchased several residential properties just south of Othello Station.⁴ This area was a crime hot spot, with drug activity, prostitution and illegal dumping. The properties were purchased to improve public safety and ensure that Othello Station would be a desirable neighborhood for renters and home owners. In FY 2007, SHA will work with two nonprofit partners to redevelop these properties, if their plans prove feasible, to contribute to the overall revitalization of the community.

- Inter*Im Community Development Association plans to build at least 29 apartments for low-income families on 39th Avenue S. SHA intends to sell Inter*Im the property in November 2006.
- AIDS Housing of Washington is putting together financing for 18 units of housing with supportive services for people with disabilities on S. Bozeman and S. Kenyon Streets. The sale of these parcels is scheduled for December 2006.

Rainier Vista

SHA's 184 units of rental housing in phase I and the 78-unit Gamelin House for seniors are complete and leased up. The 50-unit Genesee House for people with disabilities will be complete and occupied by the end of FY 2006. Remaining old units in phase II will also be demolished by the end of FY 2006. Construction will begin on phase II rental housing in FY 2007, with units coming on

line in FY 2008. SHA will develop about 220-230 rental units for households with a mix of incomes. Replacement housing obligations will continue to be met.

In FY 2007 for sale home builders will be building and selling homes at Rainier Vista phase I:

- 41 homes by The Dwelling Company/Urban Innovations;
- 76 homes by Bennett-Sherman, LLC, including 13 set aside for buyers with incomes below 80 percent of area median; and
- 12 homes by the Riley Group.

Land for 12 homes remains to be sold on a site currently needed for stormwater detention while the light rail line is under construction. This site will become available when stormwater mains in Martin Luther King Jr. Way S. are complete and hooked up to the on-site stormwater management system at Rainier Vista. It will be marketed to home builders at that time.

Following release from Sound Transit construction staging use, anticipated in FY 2007, another site will be offered for a mixed-use development with ground floor retail and affordable condominiums above. At least one-half of the units in this development will be sold to buyers with incomes less than 80 percent of area median.

Land for homes for sale at Rainier Vista phase II will be marketed in FY 2007 with some transactions possibly completed during the year. As with the other HOPE VI redevelopments, homes affordable to households with incomes at or below 80 percent of area median will be produced via builder set asides or by programs such as Habitat for Humanity.

High Point

As of summer 2006, rental units in phase I are complete and occupied. SHA manages 200 public housing and 144 tax credit units afford-

able to households at 50 or 60 percent of area median income. Thirty-five are *Breathe Easy* homes with design features to minimize the incidence of asthma in low-income families. Providence Health Systems' Elizabeth House with 75 Section 202-funded rental units for low-income seniors is also complete and leased up.

By the end of FY 2006, remaining old High Point housing will be demolished.

Remaining development activities in phase I include:

- A mixed-use commercial-residential development is planned at 35th Avenue SW and SW Graham Street to help weave High Point back into the fabric of West Seattle. The site is well-positioned to become the center of a retail core along 35th Avenue. In the summer of 2006, SHA will decide to either continue to pursue a neighborhood grocery store in partnership with the developer currently under contract or select a new development partner through a competitive process to create a scaled-down retail center. Once this choice is made, planning will begin.
- Construction of a 160-unit market-rate senior housing community. Holiday, one of the largest providers of senior housing in the country, has purchased land next to Elizabeth House for this building. It is scheduled to open in the fall of 2007 and will offer independent living and full meal service. Meeting and activity spaces will be available to the High Point community.



Morgan Street Elevation

Drawing of new senior housing at High Point.

Phase I land to accommodate 239 homes has been sold to five builders:

- 96 flats and townhomes and 24 single family homes by Polygon Northwest;
- 48 attached and detached homes by The Dwelling Company/Urban Innovations;
- 41 single family and carriage homes by Lyle Homes;
- 23 townhomes by Saltaire; and



- Seven homes by Devland.

All have begun building and some have begun selling. Construction, marketing and sales will continue well into FY 2007.

In addition, Habitat for Humanity will complete eight homes for low-income buyers.

SHA, the home builders and a wide variety of co-sponsors are planning a two-week Green Living Idea Show at High Point in September 2006. The expo will have a "show street" of six Built Green™ homes designed to educate home builders and the public about the many benefits of building "green" and will highlight High Point's sustainable elements, demonstrating how smart development can increase density yet decrease environmental impact. Co-sponsors include the City of Seattle, *The Seattle Times*, Seattle Public Utilities, Seattle City Light and Puget Sound Energy. This major event, a first for Seattle, will kick off the fall home buying season.



FY 2007 will hold a variety of firsts for High Point North as a built community, including

the first full year of property management and operation of the natural drainage system:

- High Point North has three management associations – Homeowners, Neighborhood and Open Space – designed to ensure that the entire community contributes to building community and maintaining the natural drainage and recreational features of the open space system.
- The swales built into every block will regulate stormwater flow into a large detention pond and cleanse stormwater entering Longfellow Creek, which is home to Seattle's most significant Coho salmon run. The pond is surrounded by a park with a quarter-mile walking trail and a waterfall. The quality of stormwater leaving High Point should be about the same as it was under natural conditions before urbanization began 130 years ago.
- Neighborhood House is the lead agency for the \$1.8 million *Healthy Homes, Healthy Community* initiative funded by HUD and the National Institute of Environmental Health Sciences; partners include SHA, University of Washington, Public Health-Seattle & King County and Puget Sound Neighborhood Health Centers. Monitoring of the health of residents of *Breathe Easy* homes will continue; some preliminary findings may be available by the end of the fiscal year.

The second phase of High Point will be under construction in FY 2007. Activities include:

- Securing financing, completing the mixed-finance closing for the High Point South limited partnership and beginning construction of 256 rental homes, of which 150 will be public housing. SHA is looking for funding to build 25 more *Breathe Easy* homes.
- Construction of the Commons Park, a two-block open space, with several play

areas for children of different ages, an open field and a community gathering place with an elevated view point and amphitheater.

- The beginning of a transformation of the SW Morgan/Sylvan Way corridor, which bisects phase II, into a pedestrian-friendly boulevard.
- During FY 2007, construction of the High Point Neighborhood Center will begin with completion scheduled for 2008. The program for this 15,000 square foot, energy-efficient, LEED-certified building focuses on youth enrichment. Neighborhood House will own and manage the building.

Off-site replacement housing

Part of SHA's HOPE VI commitment to the community is one-for-one replacement of all low-income units. For NewHolly and Rainier Vista, SHA and the City of Seattle have entered into formal Memoranda of Agreement, approved by the City Council, that outline SHA's replacement housing obligations. The SHA Board of Commissioners has adopted a replacement housing plan for High Point. During FY 2007, SHA will continue to deliver on its commitments with the following:

NewHolly: Fifty-two units now under construction will begin leasing in early FY 2007. These units will complete the NewHolly replacement housing program:

- Thirty-five units at the Stone Way Apartments developed by Housing Resources Group.
- Ten units at Capitol Hill Housing Improvement Program's Broadway & Pine project.
- Seven of 34 units at the West Seattle Resource Center developed by the Delridge Neighborhoods Development Association.

Rainier Vista: All of Rainier Vista's off-site replacement housing obligations have been met.

High Point: The replacement housing commitment for FY 2007 is 50 units. SHA will look for properties to purchase or partnership opportunities to meet this goal.

Scattered sites portfolio reconfiguration

SHA is in the process of reconfiguring the 787-unit scattered site portfolio by selling up to 200 units and replacing them with units that are more efficient to manage and maintain and better located to meet resident needs. The reconfiguration, begun in FY 2005, will continue into FY 2007. About 60-70 units will be sold and replaced in FY 2007. (Disposition of these units was approved by the Board in the FY 2004 and FY 2005 MTW plans, and in Resolutions 4743 and 4776).

The sales will generate revenue to help meet other low-income housing needs to minimize the need to tap into local or state subsidies.

SHA will strive to replace scattered sites as units are sold, so that the number of units available remains stable. Replacement units will be located in non-poverty neighborhoods throughout Seattle, including the north end and West Seattle. SHA will look for units near transit, with easy access to shopping, parks, schools and neighborhood services. The low-density, "scattered" nature of the program will be preserved. Units will blend seamlessly into surrounding neighborhoods.

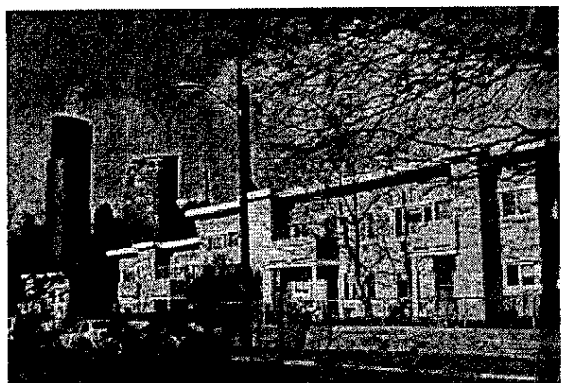
The reconfiguration will result in fewer single-family houses, but the portfolio will continue to serve families with children.

To select the properties to be sold, SHA evaluated all the scattered sites to see how well they met the needs of residents compared to how much they cost to manage and maintain. The analysis took into account that single family houses are very expensive to maintain, while small apartment buildings are

more cost-effective. Evaluation factors also included: age and general condition; neighborhood quality including proximity to transit and services; area concentrations of households in poverty from Census data; and the estimated market value of the property.

Yesler Terrace

The SHA Board of Commissioners has made the redevelopment of Yesler Terrace a priority for the next ten years. Yesler Terrace redevelopment is a key component in SHA's strategy to continue to serve Seattle's low-income residents, given the ongoing withdrawal of federal support for low-income housing. Planning will likely take three years or longer.



Yesler Terrace with downtown in the distance.

The first step, beginning in FY 2006 and concluding in summer 2007, will be to engage residents, immediate neighbors and the wider community in the creation of a vision for the new neighborhood. When the planning process formally begins, a number of important principles will guide it including, but not limited to:

- Every unit at Yesler Terrace will be replaced, one-for-one, in Seattle, if possible within or near the community. SHA has already demonstrated this commitment with the purchase of 21 replacements for Yesler units demolished to make room for the new community center.
- SHA expects to build a portion of the replacement units at Yesler Terrace. Until a

vision and plan are created, it is impossible to know how many low-income units will be replaced on site. One key variable will be the total amount of development that can be accommodated on the site.

- As part of the planning process, SHA will establish a formal Yesler Terrace citizen's review committee consisting of residents and other stakeholders. There will be less formal involvement options as well.
- Once it begins, redevelopment will most likely be accomplished a block or two at a time over several years. This means that many Yesler residents may be able to stay on site during the process.
- Due to the extensive public process and planning involved with this project an official "start date" will not be determined for at least three years. From that date on, all Yesler Terrace residents required to move will receive relocation benefits and assistance finding housing.

Other community revitalization activities

Ballard House: To support the senior designation, building systems will be rehabilitated and common areas and community spaces enhanced in FY 2006-2007. SHA will continue to work with residents and service providers to tailor services to the needs of elderly residents, with a focus on exercise and nutrition, and emergency preparedness, which is especially challenging for seniors who often have limited mobility and complex medical needs that are difficult to meet in an emergency.

Bell Tower: During FY 2005, SHA assessed the structural feasibility of redeveloping the ground floor to include commercial space, a redesigned and renovated management office and a new community room. This would enclose the courtyard in front of the building, an indefensible space and long-standing public safety hot spot. If financially feasible, SHA may begin this improvement in FY 2007.

Jefferson Terrace: SHA will study the feasibility of making Jefferson Terrace more livable and attractive to low-income households and fixing design flaws that result in poor security. Its size, almost 300 residential units, the large number of studios and its location next to Harborview Hospital and the heliport, make this SHA's most challenging high-rise to lease and manage. It is also the oldest high-rise with unique building systems requiring special attention.

Stewart Manor: SHA will explore ways in which to bring the benefits of the High Point revitalization (both physical and social) to Stewart Manor residents.

Lake City Village site: The 16-unit Lake City Village public housing complex was demolished in 2002. SHA has since acquired several adjacent properties to assemble a parcel large enough to redevelop. In FY 2005, SHA began planning for the development of a mixed-income, mixed-use community. Preliminary designs include about 60 low-income and work-force rental units. SHA will secure funding in FY 2007 with construction beginning late in the year.

Alder Crest: SHA purchased this apartment near High Point in 2004 to improve public safety, property management and curb appeal, provide additional affordable housing and protect the public's investment in the new High Point. The building had significant deferred maintenance needs. Rehabilitation includes replacement of storm and sewer lines, exterior siding and insulation; plumbing and electrical system upgrades; and structural and site work. All units are being fully rehabbed with energy efficiency appliances. Eight accessible units are being created.

When completed in FY 2007, the project will provide 36 one- and two- bedroom units serving households with a range of incomes up to 50 percent of the area median. Eight two-bedroom units will serve homeless families needing supportive services with

funding from Sound Families. Eight others will be set aside for people with disabilities.

Martin Luther King Jr. Way South vacant parcels: In FY 2006, SHA purchased a vacant lot on the same block as another piece of vacant property that SHA has owned for several years on Martin Luther King Jr. Way S. in Seattle's Central Area. Both are zoned for multifamily development. In FY 2007, SHA will create a plan for the development of these parcels. Their proximity should mean lower design and construction costs than would be the case for two otherwise similar parcels in distant locations.

Leschi House: SHA has commissioned a study to determine whether more units can be built at Leschi House, a very popular Seattle Senior Housing Program building. If the study provides some good design options and shows that land use regulations would allow more units, and if financing can be found, SHA will consider moving forward with planning and design of new units in FY 2007.

Holly Court: SHA will identify replacement options for Holly Court and plan for the reuse of the site and adjacent properties that SHA owns. Holly Court was constructed to low standards and has aluminum wiring and other flawed building systems that make rehabilitation impractical. In addition, the design of the community detracts from public safety and the overall revitalization of the NewHolly neighborhood.

Villa Park area revitalization: SHA is negotiating to purchase two apartment buildings next to Villa Park in the Rainier Beach neighborhood. Both apartment owners have poor records for property management and maintenance. Having these problem buildings next door to Villa Park makes that property difficult to lease and degrades the quality of life for Villa Park residents. Most likely, both buildings will require comprehensive rehabilitation to fix deferred maintenance once SHA purchases them.

Other development opportunities: SHA is exploring partnerships with major for-profit developers to provide affordable housing in mixed-income developments. Several opportunities to add significantly to the affordable housing stock arise from the re-use of public property on which local government owners are requiring mixed-income developments. SHA may partner with for-profit developers to compete for these opportunities and to provide the affordable housing in such projects.

Organizational and administrative improvements

Adjust fiscal year: In FY 2007, SHA will explore whether to change its fiscal year from October 1 through September 30 to January 1 through December 31. If the decision is made to do this, FY 2007 will be extended to December 31, although this plan does not make the assumption that the fiscal year will be extended. More and more of the housing stock that SHA manages is part of tax credit partnerships, all of which start their fiscal year on January 1. Having all of SHA's programs and properties on the same fiscal year would simplify accounting and reporting.

Performance measurement: In FY 2007, SHA will continue to supplement HUD's performance indicators for public housing and the Housing Choice Voucher program with other internal indicators to assess performance against asset management goals.

Total Development Cost limits: If needed because of significant increases in supply or construction costs, SHA will use its MTW authority to set reasonable TDCs based on local market conditions. The rationale for the new TDCs will be well documented.

Streamline HUD approval of mixed-finance deals: SHA will continue to ask HUD to allow SHA to follow a protocol such as the Atlanta Housing Authority, which

allows mixed-finance closing without review of evidentiary material by a HUD attorney.

Streamline demolition/disposition: SHA and HUD have negotiated and implemented a streamlined disposition protocol based on the Atlanta model. Use of this protocol will continue in FY 2007.

Resource conservation: The business practices spelled out in the resource conservation protocol are being implemented.

Local utilities continue to invest in energy efficiency and resource conservation in low-income housing. The City's Office of Housing may have funds available for energy conservation measures at homeWorks buildings, SSHP, scattered sites and newly acquired properties, such as lighting upgrades, window replacement or ventilation improvements.

Electronic Document Management System (EDMS): This is a multi-year technology initiative to make documents immediately accessible via computer to staff regardless of location, and reduce the amount of paper handled, copied and stored. Paper documents are replaced by electronic images, through computer-based forms or scanning. EDMS will be quite comprehensive, including document imaging and management, electronic forms and forms management, electronic reporting and workflow streamlining.

In FY 2007, SHA plans to implement EDMS to process public housing applications and applicant files. If other software upgrades for the Housing Choice Voucher program go as planned, document imaging may be implemented for project-based vouchers. Tenant-based vouchers will follow that.

Comprehensive Facilities Assessment: SHA will take an in-depth look at office and maintenance shop space needs to identify ways to operate more efficiently, reduce costs and take advantage of real estate equity.

Level and adequacy of reserves: Consolidated MTW Budget and Other Programs

SHA policy and the Housing Authority Risk Retention Group require an insurance reserve of \$800,000 for general liability. FY 2006 amounts in the table below are the budgeted reserves at year end from the FY 2006 MTW Plan and budget; FY 2007 amounts represent estimated reserve levels at year end.

Reserves	Year End FY 2006 (Budgeted)	Year End FY 2007 (Estimated)
Public Housing Reserve ¹	\$7,410,488	\$23,841,203
Insurance Reserve	800,000	800,000
Housing Choice Voucher Reserve ²	1,162,831	\$2,295,788
Total Consolidated MTW Budget Reserves	\$9,373,319	\$26,936,991
Other Program Reserves	\$14,319,326	\$12,965,950

Notes:

¹ About \$20 million of the public housing reserve is the proceeds from sales of scattered sites. First priority for use of these funds is purchasing replacement units. Remaining proceeds will be used for low-income housing purposes to support SHA's capital plans.

² The Housing Choice Voucher reserve includes funds that have been budgeted for document imaging for use in prior years, but which have not yet been spent. These funds are still earmarked for this project. If per voucher costs increase beyond current projections in Seattle's tightening rental market, reserves may be needed to maintain utilization.



Residents of Beacon Tower raise cups of sparkling cider to toast the beginning of the homeWorks rehabilitation project.

SECTION VI: CAPITAL PLANNING

This section lists planned capital expenditures, demolition and disposition requests and home ownership activities for FY 2007.

FY 2007 Capital Program

A detailed list of capital activities and a five-year capital plan for public housing and SSHP can be found in Appendix C.

Public Housing

SHA has begun an ambitious effort to renovate 21 public housing high-rises over the next five years, called "homeWorks." Funding will be from a combination of low-income housing tax credit investment and bonds. The bonds will be paid back using part of the public housing capital grant from HUD over the next 20 years. Renovation will include exterior repairs, mechanical systems replacement and common area improvements. phase 1 construction has begun and will be completed in FY 2007. Phase 2 construction and phase 3 design will begin in FY 2007. The table to the right shows which buildings are in each phase. Appendix C lists preliminary building-specific work plans.

SHA will continue to leverage its MTW block grant funds including capital subsidy and replacement housing factor funds to replace public housing units demolished or disposed of as part of SHA's redevelopment or asset management activities. The funds will be used

to replace sold scattered site units and public housing demolished at Rainier Vista and High Point.

homeWorks Phase 1 (renovation underway)

Ballard House	Harvard Court
Beacon Tower	International Terrace
Capitol Park	Lictonwood
Greenlake Plaza	

homeWorks Phase 2 (renovation begins in FY 2007)

Cal-Mor Circle	Olympic West
Cedarvale House	Queen Anne Heights
Center Park	University West
Lake City House	

homeWorks Phase 3 (design begins FY 2008)

Barton Place	Stewart Manor
Center West	University House
Jackson Park House	West Town View
Ross Manor	

For the high-rises that are not part of homeWorks, projects in other properties and overall program administration, the FY 2007 public housing capital budget is summarized in the table below.

Summary of capital activities, Public Housing	FY 2007 Capital Budget
Scattered Sites	\$781,110
High-rises	\$1,552,750
Other public housing	\$432,855
Planning and redevelopment activities	\$2,604,220
Debt service costs for homeWorks bond payments	\$2,000,000
Capital program overhead costs	\$775,125
Capital administration	\$1,300,000
Total	\$9,446,060

Seattle Senior Housing Program

The SSHP capital budget totals \$744,600, or about \$750 per unit. Projects include:

- Assessment of the condition of elevators at Carroll Terrace, Olmstead Manor, Pinehurst Court, and Wildwood Glen, and creation of a rehabilitation and upgrade plan.
- Planning for the expansion of Leschi House to add units to this popular building.
- Addition of security cameras at nine buildings that do not have them.
- Ventilation and heating system work at Blakeley Manor, Phinney Terrace, Pinehurst Court, Primeau Place and Schwabacher House.
- Replacement of common area smoke detector heads at Carroll Terrace, Columbia Place, Island View, Olmstead Manor and Willis House.
- Replacement of intercom systems at Columbia Place, Island View, Phinney Terrace, Ravenna School and Wildwood Glen.
- Replacement of failed windows at Carroll Terrace, Reunion House, Schwabacher House. Some of the window replacement costs will be covered by City of Seattle weatherization funds.

Other capital projects

Capital projects for Section 8 New Construction and other SHA-owned buildings are described in Appendix C. Funding for projects in locally-owned buildings will come from local sources, including cash flow and reserves of the buildings themselves. The biggest projects include:

- Comprehensive repair of the exteriors and decks at Wedgewood Estates, a 203-unit

locally-funded apartment complex in Northeast Seattle.

- Renovation of the landscaping and parking areas for Westwood Heights Addition, a row of six 4-unit apartments that SHA acquired from separate property owners over several years. This project will create a sense of community, improve the parking, curb appeal and marketability of these units, and augment the HOPE VI revitalization of Westwood Heights and Westwood and Longfellow Courts located directly across the street.

Planned demolition and disposition

The following demolition or disposition requests may be submitted during FY 2007.

Disposition

Dispositions may be requested as follows:

- A portion of Bell Tower may be disposed to a condominium to develop the commercial potential of the ground floor and front plaza and address public safety issues.
- Vacant land at High Point and Rainier Vista for redevelopment.
- Vacant land at the Lake City House and Village site for redevelopment.
- Two vacant surplus parcels that SHA owns adjacent to City of Seattle greenbelt lands in Interbay and near Northgate.
- SHA will continue the disposition begun in FY 2006 of up to 125 scattered site units located throughout Seattle to increase efficiency in property management.
- SHA will finance homeWorks by leveraging capital subsidy with low-income housing tax credits. This will require disposing of the buildings included in the second homeWorks phase to a limited partner. In FY 2007, a mixed-finance closing

involving disposing of Cal-Mor Circle, Cedarvale House, Center Park, Lake City House, Olympic West, Queen Anne Heights and University West to a limited partnership is planned. SHA will be Managing General Partner.

- If Holly Court units can be replaced in a timely fashion, SHA may request disposition approval of the land and buildings. If the units are sufficiently distressed to warrant demolition, then SHA may dispose of the vacant land after the buildings are demolished.
- SHA may apply to dispose of the old Yesler Terrace gym to SHA now that the new community center is open.
- SHA may also apply to dispose of the MLK maintenance base to SHA.

Demolition

- If SHA determines that Holly Court units are distressed to the point of meeting HUD's definition of extremely distressed, SHA may request demolition approval. A replacement housing plan will be developed concurrently.

Home ownership activities

Section 8 home ownership: SHA and King County Housing Authority will complete a ROSS-funded Section 8 home ownership pilot program by the end of FY 2006 which funded home ownership counseling. At the outset, SHA anticipated providing 30 households with down payment assistance of up to \$15,000 and allocated \$450,000 in MTW block grant funds for this purpose. Due to the high cost housing market in this area (most homes purchased by program participants cost between \$250,000 and \$300,000) and strict eligibility guidelines under the ROSS grant,

the target of 30 households was not met. Twelve public housing households received down payment assistance.

SHA anticipates using the balance of the \$450,000 to provide additional households with down payment assistance once the ROSS home ownership pilot project is complete. This down payment assistance will be governed by less stringent eligibility requirements than under the HUD ROSS grant. For example, households will not have to have received TANF assistance in the previous five years. It will also be offered to Housing Choice Voucher participants in the Family Self-Sufficiency Program. SHA expects that the Urban League, International District Housing Alliance and El Centro de la Raza will continue to provide home ownership counseling.

Family Self-Sufficiency: In FY 2004, SHA was awarded an FSS Coordinator Grant to hire a staff person to work with FSS participants interested in home ownership. The Resident Home Ownership Counselor:

- provides home ownership workshops;
- pre-qualifies the participants and helps them create home ownership plans;
- partners with several lenders, realtors, escrow companies and inspectors who have agreed to lower their fees when working with FSS participants; and
- with an \$8,000 grant from the Washington State Housing Finance Commission (WSHFC) provides workshops with lenders, realtors and other home ownership professionals on topics such as credit, predatory lending and home maintenance for all interested SHA residents. The five-hour WSHFC-certified home ownership workshop is also offered.

SECTION VII: OWNED AND MANAGED UNITS

This section describes SHA performance goals for vacancy, rent collection and work order response time for FY 2007. It also describes SHA's inspection protocol and security activities.

Performance projections

Vacancy rates

Excluding communities in redevelopment, SHA expects to maintain a vacancy rate in public housing and SSHP of around two percent. FY 2004 and FY 2005 vacancy rates are compared below.

	FY 2004	FY 2005
Public Housing	2.87%	1.83%
SSHP	1.81%	1.36%
Sec 8. New Construction	2.97%	0.97%

FY 2005 vacancy rates by community are provided in Appendix D.

Rent collections

Continuing the high performance of prior years, SHA expects to collect over 98 percent of public housing rent assessed in FY 2007.

Work orders

SHA will continue to respond within 24 hours to all emergency maintenance work orders. Routine maintenance tasks that can be handled by site-based crews, for communities that have them, will continue to be dealt with promptly. Other tasks, however, may require longer response times. Almost all resident-requested routine work orders will be addressed within ten days.

Inspections

A new inspection protocol was implemented in FY 2003, under which all family units receive a comprehensive inspection while high-rise apartments and one-bedroom units receive either a comprehensive or a limited inspection annually. In a limited inspection, smoke detectors and emergency pull cords are

tested, at a minimum. No changes are proposed for FY 2007.

Security in public housing

Community policing: In FY 2007, SHA will continue to work with the Seattle Police Department Community Police Team (CPT).

Crime prevention organizing and education: Several community-based crime prevention organizations in central, southeast and west Seattle with whom SHA partners have strong working relationships with Seattle Police. SHA will continue to work through these organizations to coordinate activities with neighbors and businesses to minimize crime in Yesler Terrace, NewHolly, Rainier Vista and High Point.

Emphasis patrols: SHA supplements Seattle Police presence at Yesler Terrace by funding additional emphasis patrols during the spring and summer months when the likelihood of nuisance and illegal activities is highest.

Off-duty police officers: SHA employs off-duty, uniformed police officers for security services in several high-rise buildings. These officers impart an effective, authoritative, professional presence to maintain safety and security in communities affected by criminal activity or at high risk of renewed activity. In addition to providing security, these officers actively support investigations and work with residents to help them contribute to the safety and security of their communities.

Private security: SHA has contracted with a private security firm for selected communities affected by trespassing, drug trafficking or uncivil behavior. These communities are regularly patrolled to help keep out unauthor-

ized persons and enhance resident safety. The same firm is on call for immediate response to a variety of emergency situations, such as fire-watch and lockout patrols, in all SHA communities.

At NewHolly and the rebuilt portions of Rainier Vista and High Point, private security patrols residential blocks and open spaces. It also provides home owners and builders, renters and agencies a contact point for parking lot surveillance and enforcement, parking violators, disturbances, graffiti, deterring youthful mischief or loitering in the parks, as well as lockout and door check services upon request.



High Point residents and neighbors discover the new overlook at High Point.

SECTION VIII: ADMINISTRATION OF LEASED HOUSING

This section provides information on performance indicators and notes the issues and policy actions that may affect these indicators during FY 2007.

Performance projections

Leasing

In FY 2007, SHA hopes to maintain high utilization, assuming FY 2007 funding is at least equal to FY 2006 funding.

Inspections

To encourage timely compliance with program rules among landlords and participants, Resolution 4784 (June 2005) permits SHA to impose fines for failing to be present at inspections or re-inspections. In FY 2007, SHA will develop a pilot program to see whether this provision is cost-effective in reducing no-shows among landlords and participants, thereby increasing productivity.

SHA will continue to inspect Housing Choice Voucher units per HUD rules until new MTW Housing Choice Voucher inspection protocols are established in FY 2007. Regular inspections are conducted by trained inspectors. In addition, supervisory staff will conduct quality control inspections of a minimum of five percent of units.

Ensuring rent reasonableness

In FY 2007, to reduce administrative expense, SHA may explore replacing the rent reasonable determination for rent increase requests with other limitations on rent levels. Currently, fewer than three percent of proposed tenancies are rejected because of a rent reasonable determination. The payment standard and 40 percent cap on affordability at lease up generally prevent over-subsidizing rents. In the meantime, rent reasonableness determinations will be carried out per HUD regulations.

Housing Choice Voucher opportunities in FY 2007

If opportunities arise to apply for vouchers, SHA will take advantage of them.

Plans to deconcentrate Housing Choice Voucher families

SHA will continue current efforts to deconcentrate Housing Choice Voucher families. These efforts include marketing SHA-owned or -managed tax credit and bond financed units on its website. These units are dispersed all over town by City policy, and typically structure rents to be affordable to households at 50-60 percent of area median income, which is generally consistent with payment standards. Families who use their vouchers in tax credit properties are much more likely to find affordable units in non-poverty and non-minority neighborhoods, and much less likely to experience rent burden over time if the rental market heats up with no corresponding increase in HUD fair market rents or funding.

Housing Choice Voucher MTW policy changes

MTW voucher budget authority: SHA may consider a pilot program to test innovative uses of voucher funds to support the King County 10-Year Plan to End Homelessness, if budget authority is available.

Project-based voucher policy: During FY 2007, SHA will focus on meeting its outstanding commitments for project-basing Housing Choice Vouchers in off-site HOPE VI replacement housing, Sound Families

transitional housing for homeless families and Seattle Housing Levy-funded projects. About 130 project-based units are expected to come on-line next year.

Merging of the Section 8 Certificate and Voucher Programs: In 2005, SHA began

systematically converting the 300 or so remaining certificates to vouchers at each certificate holder's annual review. This process will be completed in FY 2006.

SECTION IX: RESIDENT PROGRAMS

This section describes current supportive services available to SHA residents and Housing Choice Voucher participants, as well as issues and proposed actions during FY 2007. An overview of services funded in whole or in part by SHA can be found in Appendix E.

Self-sufficiency and employment services

The Job Connection

The Job Connection helps chronically under- and unemployed public housing residents and Housing Choice Voucher participants find and keep jobs. The Job Connection has been in operation since 1997, and now has five offices throughout Seattle: High Point, Yesler Terrace, North Seattle, Rainier Vista and NewHolly.⁶

In FY 2007, The Job Connection will provide:

- Multilingual and multicultural case management, job placement and referrals to supportive services;
- Linkages to a broad array of skill development resources;
- Career exploration and pre-employment training; and
- Referral of participants to agencies that can establish Individual Development Accounts, Working Wheels, basic telephone services and financial counseling services that lead to economic security, and home and business ownership.

During FY 2007, The Job Connection will continue to serve as the foundation for HOPE VI community and supportive services at Rainier Vista and High Point. The Job Connection will offer services to and work with

new SHA residents as well as those who moved off-site because of redevelopment.

The Job Connection's many partners – Seattle Community Colleges, Resident Choices, Refugee Women's Alliance, the Department of Social and Health Services and the YWCA – will offer a range of leveraged supportive services to meet specific needs of the individual job seeker such as English as a Second Language, home ownership counseling and career-specific training.

Since its inception, The Job Connection has developed partnerships with over 500 Seattle area employers. For residents seeking jobs in the building trades, The Job Connection works with local construction companies and apprenticeship programs to enroll and train people in carpentry and other trades.

In FY 2007, The Job Connection will:

- Make about 170 job placements;
- Enroll four residents in the Nordstrom tailor apprenticeship;
- Identify two new businesses with which to develop long-term apprenticeship programs to provide career-specific training for jobs with benefits and wages at least 20 percent above minimum wage;
- continue to work with youth ages 18 and up in adult programs where they can receive intensive case management to help them find jobs and adjust to the working world.

SHA residents with limited English language skills, no work history and no documentable education often come to The Job Connection. To help these clients make their way into employment, an informal "work experience"

⁶ In FY 2005, SHA consolidated all of its jobs programs under The Job Connection name. Programs may differ slightly at each site because of funder requirements.

program is being developed for adults to help them understand what it is like to be employed and introduce them to the working world. Development of this program will continue into FY 2007 if clients need it.

The Job Connection is working with the High Point Clinic to develop a pre-screening drug test program for clients applying to employers who routinely test applicants for drug use. Pre-screening will enable The Job Connection staff to identify clients who may have substance abuse issues before referring them to employers. This will help The Job Connection link such clients with appropriate services, as well as protecting the program's reputation as a source of reliable employees.



Job Connection Job Developer Larry Hill (center) with Refugee Women's Alliance case managers, Mergitu Argo (left) and Sambath Suong (right).

Tenant Trust Accounts

In FY 2005, SHA redesigned its Tenant Trust Account (TTA) Program to enhance public housing resident economic self-sufficiency by helping them save for home ownership, education or to start a small business. SHA establishes a TTA on behalf of eligible households who choose to participate, depositing a

portion of the household's monthly rent payment into the account. Deposits range from \$10 to \$170 per month depending on household income and rent paid, up to a lifetime maximum of \$10,000. During FY 2007, SHA will focus on growing the program and analyzing its effect on participants' self-sufficiency.

Section 3

SHA's Section 3 goals for FY 2007 include:

- For every RFP or bid offered, at least one business will complete the Section 3 certification process.
- At least 10 public housing residents will apply for and accept employment in an area related to the revitalization of Rainier Vista or High Point.
- SHA has convened a Section 3 consortium with other public housing agencies to create a uniform regional process to assist businesses to become Section 3 qualified. In FY 2007, SHA will work to expand membership in the consortium to other local governments.

Family Self-Sufficiency

Family Self-Sufficiency currently has 200 Housing Choice Voucher and 46 public housing participants. New clients from the wait list will be enrolled up to a maximum of 300 HCV and 70 public housing participants, consistent with HUD caseload guidelines. This enrollment level will be maintained as participants graduate, are terminated or leave after reaching the income limits.

In FY 2007, if SHA successfully competes for renewal of its FFS case manager grants, FSS staff will continue to:

- Strengthen the Program Coordinating Committee and its sub-committees (employment and training, home ownership, small business, and resources).

- Provide comprehensive case management through contact with participants and coordination of services with local providers.
- Improve tracking of participant outcomes.
- Provide home ownership counseling and home buyer education.

SHA is also a partner in the Washington State Housing Finance Commission's FY 2006 HUD Housing Counseling Program Application. If funded, this program would allow SHA to provide low-income Seattle residents other than FSS participants with housing counseling and home buyer education.

Family Self-Sufficiency home ownership activities are described above in Section VI.

Bridging the digital divide

SHA partners with nonprofits and government agencies to operate five computer labs, three in family communities and two in high-rises. The labs offer high-speed internet access, software training, ESL and computer classes, and classes specifically for youth. Some clients use the internet for job hunting. Tax return assistance and help with the Earned Income Tax Credit for low-income working households is also offered. Structured classes and free time for internet access at the labs in the family communities are very popular with youth. Partners and labs are:

- Digital Promise: Westwood Heights (elderly high-rise) and Center Park (Special Technology Access Resource for people with disabilities);
- Seattle Parks and Recreation: Yesler Community Center at Yesler Terrace;
- Seattle School District: High Point Elementary School; and
- Neighborhood House and the Boys and Girls Club: Rainier Vista.

In FY 2007, SHA will have three active Neighborhood Networks grants from HUD to support the labs at High Point, Rainier Vista and Center Park. SHA is also pursuing Neighborhood Networks funding for the Yesler Terrace Learning Center. If awarded, this funding will be used during the second semester of FY 2007.

Community building

SHA relies on community building to increase resident self-sufficiency and connection to the greater Seattle community and sustain quality of life in SHA housing. SHA's six Community Builders promote collaborative relationships among service providers and neighbors coming together around common interests.

In FY 2007, Community Builders will partner with community members, neighborhood organizations and service providers to promote engagement of individuals in their communities across economic, ethnic and age lines. Particular focus will be on communities undergoing revitalization. Strategies include:

- Support of neighbor-to-neighbor social networking such as block parties, activity clubs (e.g., gardening, Tai Chi), and issue-based groups (e.g., pedestrian safety, crime prevention).
- Working with community leaders to strengthen multi-cultural competence and inclusiveness in community councils and other leadership groups to address racism and other barriers to collaboration.
- Continuing Partners in Caring with Fremont Public Association, adding a meals program at Harvard Court, Denny Terrace and Bell Tower. Partners in Caring will provide a variety of activities for residents with an emphasis on health and nutrition. FPA will also expand a food bank delivery program funded by the City of Seattle.

- Work with a long list of community and local government partners who successfully competed for a \$114,000 grant from the Washington State Department of Transportation *Safe Routes to School* to improve pedestrian safety for the three elementary schools that serve High Point. Combined with several other successful collaborations that have brought funding for improvements in the pedestrian environment to High Point, the community is becoming re-integrated into the fabric of West Seattle and promoting healthy lifestyles.

Resident participation funds

SHA expects to have about \$126,000 in public housing resident participation subsidy. In anticipation of that funding, SHA has signed a Memorandum of Agreement with sixteen duly-elected public housing resident councils for how the funds will be used. The funds will be used for interpretation and translation for resident councils; office supplies for councils; resident training; and a monthly newspaper, *The Voice*, distributed to all SHA public housing residents.

Issues and proposed actions

Targeting of services

SHA is developing a proposal to the Sound Families' Initiative in September of 2006 which will dedicate ten units at Wisteria Court as Transition-in-Place units for families who are at risk of homelessness. SHA and Family Services have developed a pilot project to provide eligible families with case management, mental health, employment and other self-sufficiency services for up to five years, allowing families who graduate from the program to transition in place. SHA will explore enrolling these households in FSS as a springboard to self-sufficiency.

Eviction prevention in public housing high-rises

The population distribution of SHA public housing high-rise portfolio is 47 percent younger disabled and 37 percent seniors, on average. SHA has and will continue to follow several strategies to address the problems related to housing these different populations in the same facilities: building designation (e.g., Ballard House for seniors), and sustaining mental health case management for residents in crisis (see below).

SHA partners with several agencies to provide comprehensive case management. SHA has historically provided funding for many of these programs, but as funding has continued to shrink, SHA has worked in collaboration with agencies to find other resources to continue many vital services.

Mental Health Case Management: In FY 2007, SHA will continue to partner with Community Psychiatric Clinic (CPC) to provide mental health case management services to high-rise residents in crisis. As CPC enters into the third year of its three-year \$300,000 ROSS grant, SHA will work with CPC to identify other funding sources or apply for another HUD grant. Three CPC case managers assist residents through outreach, needs assessment and referral. CPC works closely with property managers and Aging and Disability Services case managers who provide long-term services to residents.

Aging and Disability Services (ADS): In FY 2007, SHA will continue partnering with Aging and Disability Services, which provides longer-term case management support to residents living in SHA public housing and SSHP. ADS matches SHA funds nearly 2 to 1 with CDBG and Title XIX funding. The numbers of SSI eligible residents in SHA housing has decreased, thereby reducing ADS ability to match at such a high ratio. SHA will work with ADS to identify grant funds

and evaluate program elements to continue necessary levels of services.

Domestic violence

SHA participates in the City of Seattle's Domestic Violence Prevention Council's Housing Subcommittee. The goal of the subcommittee is to: develop a strategic plan to end homelessness for domestic violence survivors and their children in conjunction with the County 10-Year Plan to End Homelessness. The strategic plan will be completed by November 2006. SHA's participation may result in modified or new policies and procedures at SHA that:

- Ensure compliance with state and local regulations, as well as any new federal requirements with reauthorization of the Violence Against Women Act;
- Increase the safety of domestic violence victims;
- Reduce the cost of relocation and other financial impacts of domestic violence in SHA communities; and
- Contribute to ending the cycle of domestic violence for SHA families.

Financial sustainability of supportive services

As recommended in an FY 2005 human services funding feasibility study conducted by the Collins Group, SHA has established *Outcomes for Independence*, a new initiative whose mission is to build and promote best practices in self-sufficiency strategies for SHA residents. *Outcomes for Independence* measures progress toward this vision:

- Individuals and families achieve stability and those who are able progress toward economic self-sufficiency.
- Decision-makers in regional economic self-sufficiency services, policy-making, and funding systems understand the

characteristics of Seattle's low-income citizens living in subsidized housing and respond with appropriate policies, programs, and resources.

- SHA has the knowledge base, funding, and partnerships to ensure an adequate and sustainable level of services that effectively promote economic self-sufficiency among residents.

In FY 2007, *Outcomes for Independence* will:

- continue to evaluate strategies for promoting resident self-sufficiency and recommend policy and program improvements; and
- seek partnerships and additional resources to test innovative approaches and support proven strategies.

SHA relies on human services planning and coordination to meet the social service and self-sufficiency needs of residents. With increasing needs and diminishing government funding, collaboration is vital. Many SHA partners have developed strategic plans that will be implemented during FY 2007.

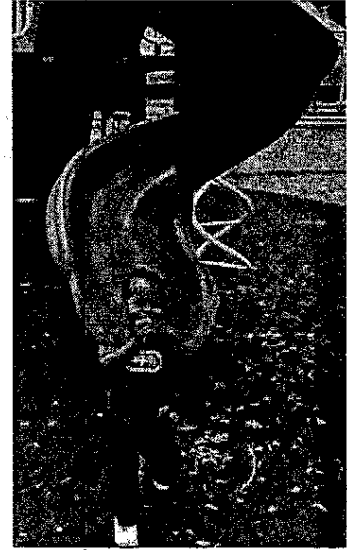
Partnerships include:

- The City Department of Neighborhoods in coordinating linkages to Neighborhood Service Centers and increased access to Neighborhood Matching Funds.
- The Seattle Parks and Recreation Department, Seattle Public Libraries, Seattle Public Schools and Atlantic Street Center to increase youth services and programs at NewHolly.
- Visiting Nurse Services, Seattle Parks and Recreation, Community Psychiatric Clinic and City of Seattle Aging and Disability Services for a wide variety of services and activities in public housing high-rises and SSHP buildings.
- Catholic Community Services to strengthen funding for youth tutoring which serves approximately 540 SHA elemen-

tary through high school youth annually. Over 600 adult volunteers annually contribute over 18,000 hours of tutoring.

- Neighborhood House will continue development of senior and disabled services

at Yesler Terrace and Jefferson Terrace through application for a HUD ROSS grant. This will fill the gap created when City funding cuts led to the elimination of an elderly family support worker.



From left to right: Tet New Year celebration at Yesler Terrace, Deputy Executive Director Andrew Lofton and City Year volunteer Danielle Floyd helping to build the Rainier Vista park, while Tyjhanna enjoys the new slide there.

SECTION X: OTHER INFORMATION REQUIRED BY HUD

SHA Commission resolutions and required HUD certifications

- Board Resolution adopting this FY 2007 MTW Annual Plan
- PHA Certifications of Compliance with MTW Plan Requirements
- Board Resolution adopting the SHA FY 2007 Budget
- Form HUD-50071, Certification of Payments to Influence Federal Transactions
- Form SF-LLL, Disclosure of Lobbying Activities

Funding allocation forms

- Form HUD-52723, Calculation of PFS Subsidy for calendar year 2006, which includes the first quarter of FY 2007
- Form HUD-52722-A, Calculation of Allowable Utilities Expense Level, which includes the first quarter of FY 2007
- Form HUD-52837, CGP Annual Statement, Parts I, II and III

RESOLUTION NO. 4835

RESOLUTION APPROVING THE MOVING TO NEW WAYS
ANNUAL PLAN FOR FISCAL YEAR 2007

WHEREAS, the Department of Housing and Urban Development (HUD) has selected the Seattle Housing Authority (SHA) to participate in the Moving To Work Demonstration Program to design and test new ways of providing housing assistance and services to low-income households; and

WHEREAS, the Seattle Housing Authority has changed the name of this program to Moving To new Ways (MTW) to more accurately describe the intent of this demonstration opportunity; and

WHEREAS, as a participant in the MTW demonstration, SHA is required to develop an MTW Annual Plan for each fiscal year that outlines the annual budget and the activities that will be pursued that year; and

WHEREAS, the MTW Annual Plan for Fiscal Year 2007 (Plan) must be submitted to HUD by August 1, 2006, to enable SHA to fully use its MTW flexibility; and

WHEREAS, a public hearing on the Plan was held on June 19, 2006, and comments pertinent to the MTW demonstration have been addressed in the Plan; and

WHEREAS, a Board Resolution approving the Plan and certifying that the Plan complies with MTW agreement requirements must be included in the Plan:

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Seattle Housing Authority as follows:

1. The Board of Commissioners approves the MTW Annual Plan for Fiscal Year 2007 and authorizes the Executive Director to complete the Plan document.
2. The Board of Commissioners certifies that the Public Hearing Requirement has been met and authorizes the Chair of the Board to execute the attached HUD Certification of Compliance with MTW Plan Requirements and Related Regulations.

ADOPTED by a majority of members of the Board of Commissioners and signed by me in open session in authentication of its passage this 17th day of July, 2006.

CERTIFIED BY:


Chair


Secretary-Treasurer

PHA Certifications of Compliance with MTW Plan Requirements and Related Regulations

Acting on behalf of the Board of Commissioners of the Seattle Housing Authority (SHA), as its chair, I approve the submission of the MTW Annual Plan for the SHA fiscal year 2007 beginning October 1, 2006, hereinafter referred to as the FY 2007 Plan of which this document is a part, and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. SHA held a public hearing on June 19, 2005.
2. SHA will carry out the FY 2007 Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.
3. As the FY 2007 Plan anticipates modifications to SHA's site-based waiting list policy to be developed and adopted during FY 2007:
 - SHA will regularly submit required data to HUD's MTCS in an accurate, complete and timely manner;
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including: basic information about available sites, and an estimate of the period of time the applicant would likely have to wait to be admitted to the units of different sizes and types at each site;
 - Adoption of site-based waiting lists will not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - SHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - SHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications as specified in 24 CFR Part 903.7.
4. SHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
5. SHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
6. SHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
7. SHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement regulations at 49 CFR Part 24 as applicable.
8. SHA will comply with 24 CFR 5.105(a).
9. SHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities, in accordance with 24 CFR Part 58.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING


10. With respect to public housing, SHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
11. SHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
12. SHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
13. SHA will comply with the policies, guidelines and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
14. SHA will undertake activities and programs covered by the Plan in a manner consistent with its Plan and the MTW Agreement executed by SHA and HUD and will utilize funds made available under the Capital Fund, Operating Fund and Section 8 tenant-based assistance only for activities that are allowable under applicable regulations as modified by the MTW Agreement and included in this Plan.

Seattle Housing Authority

PHA Name

WA-001

PHA Number



SHA Board Chair

July 17, 2006

Date

RESOLUTION NO. 4834

RESOLUTION APPROVING SEATTLE HOUSING AUTHORITY
COMBINED OPERATING AND CAPITAL BUDGET
FOR FISCAL YEAR 2007

WHEREAS, the Board of Commissioners has reviewed the combined operating budget for the Seattle Housing Authority (SHA) as proposed by the Executive Director for Fiscal Year 2007, and believes the proposed expenditures are necessary for the efficient and effective operation of the Housing Authority for the purposes of housing low-income families;

WHEREAS, SHA has been designated to participate in HUD's Moving To Work (MTW) Demonstration Program;

WHEREAS, under the Moving To Work Program, SHA is allowed to pool its Housing Choice Vouchers, Capital, and Public Housing funds into a single block grant for maximum spending flexibility among its programs;

WHEREAS, the operating revenue projections are consistent with SHA's Moving To Work funding calculation and the annual contributions contracts;

WHEREAS, the proposed expenditures are consistent with the strategic directions set forth in the SHA Strategic Plan 2005 - 2010 which was adopted by the Board in May 2005; and

WHEREAS, this Fiscal Year 2007 Budget serves as a part of SHA's Moving To Work Plan.

NOW, THEREFORE, BE IT RESOLVED, that the FY 2007 combined Seattle Housing Authority operating and capital budget totaling approximately \$301.1 million as indicated below, excluding depreciation, be approved:


SHA Operating and Capital Expenditures:	FY 2007 Budget
Operating Budget	\$56,072,364
Choice-Based Payments/HAPS	<u>\$73,057,129</u>
Total Routine Operating Expense	\$129,129,493
Grant Expenditures	\$887,724
Capital and Non-routine Expenditures	<u>\$171,045,046</u>
Total	\$301,062,263

BE IT FURTHER RESOLVED, that the FY 2007 combined Seattle Housing Authority operating and capital budget incorporates the FY 2007 MTW budgeted income and expenditures.

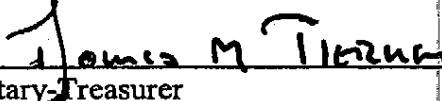
In directing this action, the Commissioners certify that all proposed changes and expenditures will be consistent with the provisions of law, the Annual Contributions Contract, and the Moving To Work agreement, the Commissioners further certify:

1. All regulatory and statutory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The calculation of eligibility for Federal funding is in accordance with the Moving To Work agreement;
6. All proposed rental charges and expenditures will be consistent with provisions of law;
7. The PHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f);
8. The PHA will comply with the requirements for access to records and audits;
9. The PHA will comply with the requirements for the reexamination of family income and composition as amended by the Moving To Work agreement under 24 CFR 960.259 and 990.113.

ADOPTED by a majority of all members of the Board of Commissioners and signed by me in open session in authentication of its passage this 17th day of July, 2006.


Chair

CERTIFIED BY:


Secretary-Treasurer

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Applicant Name

Seattle Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

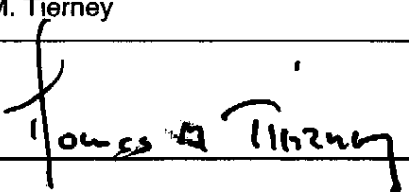
Name of Authorized Official

Thomas M. Tierney

Title

Executive Director

Signature



Date (mm/dd/yyyy)

7/19/2006

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

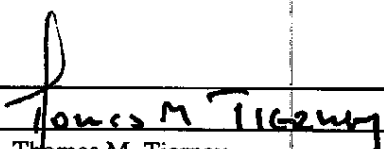
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Seattle Housing Authority 120 Sixth Avenue N., PO Box 19028 Seattle, WA 98109		
6. Federal Department/Agency: HUD, Office of Public and Indian housing			7. Federal Program Name/Description: Moving to Work, Public Housing, Capital Grant CFDA Number, if applicable: _____		
8. Federal Action Number, if known: See Box #10A			9. Award Amount, if known: \$ 11,040,618		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): WA19R00150106 WA19R00150206 WA19P00150106			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): <div style="text-align: center;">  Signature: _____ Print Name: Thomas M. Tierney Title: Executive Director Telephone No.: (206) 615-3500 </div>		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Date: 7/19/2006		
Federal Use Only:			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0029
(exp 06/30/2008)

Section 1

a) Name and Address of Public Housing Agency SEATTLE HOUSING AUTHORITY 120 SIXTH AVENUE NORTH SEATTLE, WA 98109					b) Budget Submission to HUD Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
					c) Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
d) No. of HA Units	e) Unit Months Available (UMAs)	f) Subject FYE		g) ACC Number	h) Operating Fund Project Number	i) DUNS Number
PHA Req. 5,144	61,728	<input type="checkbox"/> 12/31 <input type="checkbox"/> 03/31		SF-151	WA00100106D	10198100
HUD Mod. 5,134	61,608	<input type="checkbox"/> 06/30 <input checked="" type="checkbox"/> 09/30				

Section 2

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
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Part A. Allowable Expenses and Additions

01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	\$113.42	\$112.88
02	Part A, Line 01 multiplied by 0.005	\$1.28	\$0.56
03	Delta from form HUD-52720-B, if applicable (see instructions)		\$0.72
04	"Requested" year units from latest form HUD-52720-A (See instructions)		
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		\$0.00
06	Total of Part A, Lines 01, 02, 03 and 05	\$114.70	\$114.16
07	Inflation factor	1.03000	1.03000
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	\$118.14	\$117.58
09	Transition Funding		\$0.00
10	Increase to AEL		\$0.00
11	Allowable utilities expense level from form HUD-52722-A	\$102.35	\$102.54
12	Actual PUM Cost of Independent Audit (IA) (through FYE)		\$0.00
13	Costs attributable to deprogrammed units		\$0.00
14	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)	\$220.49	\$220.12

Part B. Dwelling Rental Income

01	Total rent roll as of		\$0.00
02	Number of occupied units as of rent roll date	4,830	4,830
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 / Line 02)		\$0.00
04	Average monthly dwelling rental charge per unit for prior budget year		\$0.00
05	Average monthly dwelling rental charge per unit for budget year 2 years ago		\$0.00
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03 + Line 04 + Line 05) / 3)		\$0.00
07	50 / 50 Income split ((Part B, Line 03 + Line 06) / 2)		\$0.00
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)		\$0.00
09	Rental Income adjustment factor	1.03	1.03
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)		\$0.00
11	Projected occupancy percentage from form HUD-52728		0%
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)		\$0.00

Part C. Non-dwelling Income

01	Other income		\$0.00
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)		\$0.00
03	PUM deficit or (income) (Part A, Line 14 minus Part C, Line 02)	\$220.49	\$220.12
04	Deficit or (income) before add-ons (Part C, Line 03 times Section 1, e)	\$13,610,407	\$13,561,163

Previous edition is obsolete
for PHA Fiscal Years beginning 1/1/2004
and thereafter

		Project Number : WA00100106D
Line No.	Description	Requested by PHA (Whole Dollars) HUD Modifications (Whole Dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibility		
01	FICA contributions	\$0
02	Unemployment compensation	\$0
03	Family Self Sufficiency Program	\$279,438
04	Energy Add-on for loan amortization	\$0
05	Unit reconfiguration	\$74,537
06	Non-dwelling units approved for subsidy	\$40,995
07	Long-term vacant units	\$0
08	Phase Down for Demolitions	\$0
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	4,830
10	Employee Units	22
11	Police Units	0
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)	4,852
13	Funding for Resident Participation (Part D, Line 12 X \$25)	\$121,300
14	Other approved funding, not listed (Specify in Section 3)	\$72,867
15	Total add-ons (Sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	\$589,137
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments		
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	\$14,199,544
02	Actual cost of Independent Audit (IA)	\$0
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (if less than zero, enter zero (0))	\$14,199,544
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)		
01	Utility Adjustment for Prior years	\$0
02	Additional subject fiscal year operating subsidy eligibility (specify)	\$0
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year	\$0
04	HUD discretionary adjustments	\$0
05	Other (specify)	\$0
06	Other (specify)	\$0
07	Unfunded portion due to proration	\$0
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)	
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)	
HUD Use Only (Note: Do not revise after the end of the subject FY)		
10	Amount of operating subsidy approvable for subject fiscal year not funded	
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year	
12	Funds obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for Appropriation the subject fiscal year) Appropriation symbol(s):	
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules		
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)	\$0
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)	\$0
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)	\$0
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)	

		Project Number:	WA00100106D
Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part H. Calculation of Adjustments for Subject Fiscal Year			
This part is to be completed only after the subject fiscal year has ended			
01	Indicate the types of adjustments that have been reflected on this form: <input type="checkbox"/> Utility Adjustment <input type="checkbox"/> HUD discretionary adjustment (Specify under Section		
02	Utility adjustment from form HUD-52722-B		
03	Deficit or (Income) after adjustments (total of Part E, Line 01 and Part H, Line 02)		
04	Operating subsidy eligibility after year-end adjustments (greater of Part E, Line 02 or Part H, Line 03)		
05	Part E, Line 03 of latest form HUD-52723 approved during subject FY (Do not use Part E, Line 03 of this revision)		
06	Net adjustments for subject fiscal year (Part H, Line 04 minus Part H, Line 05)		
07	Utility adjustment (enter same amount as Part H, Line 02)		
08	Total HUD discretionary adjustments (Part H, Line 06 minus Line 07)		
09	Unfunded portion of utility adjustment due to proration		
10	Unfunded portion of HUD discretionary adjustment due to proration		
11	Prorated utility adjustment (Part H, Line 07 plus Line 09)		
12	Prorated HUD discretionary adjustment (Part H, Line 08 plus Line 10)		
Section 3			

Remarks (provide part and line numbers)

General

MTW

Part A, Line 01

Previous AEL not fully adjusted for only .25 yr

Part D, Line 05

20 units * 12 months * \$310.65 = \$74532

Part D, Line 06

6 units * 12 months * \$ 310.55 = \$22,360

Part D, Line 14

No provision for utility vacancy.

Section 1, d)

Unit count same as last year plus 2 units that were employee units.

Part A, Line 11

Per FMD utilities calculated based upon frozen total consumption.

Part A, Line 02

MTW A2 is split into line A2 and A3.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
 Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012;
 31 U.S.C. 3729, 3802)

Signature of Authorized HA Representative & Date:

Signature of Authorized Field Office Representative & Date:

X

X

Previous edition is obsolete
 for PHA Fiscal Years beginning 1/1/2004
 and thereafter

**Operating Fund
Calculation of Operating Subsidy
PHA-Owned Rental Housing**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0029
(exp. 06/30/2006)

a) Name and Address of Public Housing Agency Housing Authority of the City of Seattle - High Point 120 Sixth Avenue N. P.O. Box 19028 Seattle, Wa 98109					b) Budget Submission to HUD Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
					c) Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No.	
d) No. of HA Units	e) Unit Months Available (UMAs)	f) Subject FYE	g) ACC Number	h) Operating Fund Project Number	i) DUNS Number	
PHA Req. 350	4,200	<input type="checkbox"/> 12/31 <input type="checkbox"/> 03/31	SF-151	WA00170106D	01 - 014 - 3117	
HUD Mod. 319 350	3828 4,200	<input type="checkbox"/> 06/30 <input checked="" type="checkbox"/> 09/30				

Line No.	Description	Requested by PHA (PUM)	HUD Modifications (PUM)
----------	-------------	------------------------	-------------------------

Part A. Allowable Expenses and Additions

01	Previous allowable expense level (Part A, Line 08 of form HUD-52723 for previous year)	\$258.20	258.02
02	Part A, Line 01 multiplied by 0.005	\$1.29	
03	Delta from form HUD-52720-B, if applicable (see instructions)	\$0.23	0.24
04	"Requested" year units from latest form HUD-52720-A (See instructions)		
05	Add-ons to allowable expense level from previous fiscal year (see instructions)		
06	Total of Part A, Lines 01, 02, 03 and 05	\$259.72	259.55
07	Inflation factor	1.03000	
08	Revised allowable expense level (AEL) (Part A, Line 06 times Line 07)	\$267.51	267.34
09	Transition Funding		
10	Increase to AEL		
11	Allowable utilities expense level from form HUD-52722-A	\$277.93	304.93
12	Actual PUM Cost of Independent Audit (IA) (through FYE)		
13	Costs attributable to deprogrammed units		
14	Total Allowable Expenses and Additions (Sum of Part A, Lines 08 thru 13)	\$545.44	572.27

Part B. Dwelling Rental Income

01	Total rent roll as of		
02	Number of occupied units as of rent roll date	179	
03	Average monthly dwelling rental charge per unit for current budget year (Part B, Line 01 / Line 02)	\$0.00	
04	Average monthly dwelling rental charge per unit for prior budget year		
05	Average monthly dwelling rental charge per unit for budget year 2 years ago		
06	Three-year average monthly dwelling rental charge per unit ((Part B, Line 03 + Line 04 + Line 05) / 3)	\$0.00	
07	50 / 50 Income split ((Part B, Line 03 + Line 06) / 2)	\$0.00	
08	Average monthly dwelling rental charge per unit (lesser of Part B, Line 03 or Line 07)	\$0.00	
09	Rental Income adjustment factor	1.03	
10	Projected average monthly dwelling rental charge per unit (Part B, Line 08 times Line 09)	\$0.00	
11	Projected occupancy percentage from form HUD-52728		
12	Projected average monthly dwelling rental income per unit (Part B, Line 10 times Line 11)	\$0.00	

Part C. Non-dwelling Income

01	Other income		
02	Total operating receipts (Part B, Line 12 plus Part C, Line 01)	\$0.00	
03	PUM deficit or (income) (Part A, Line 14 minus Part C, Line 02)	\$545.44	572.27
04	Deficit or (income) before add-ons (Part C, Line 03 times Section 1, e)	\$2,290,848	2,190,650

Previous edition is obsolete
for PHA Fiscal Years beginning 1/1/2004
and thereafter

		Project Number : WA00170106D	
Line No.	Description	Requested by PHA (Whole Dollars)	HUD Modifications (Whole Dollars)
Part D. Add-ons for changes in Federal law or regulation and other eligibility			
01	FICA contributions		
02	Unemployment compensation		
03	Family Self Sufficiency Program		
04	Energy Add-on for loan amortization		
05	Unit reconfiguration		
06	Non-dwelling units approved for subsidy		
07	Long-term vacant units		
08	Phase Down for Demolitions		
09	Units Eligible for Resident Participation: Occupied Units (Part B, Line 02)	179	
10	Employee Units		
11	Police Units		
12	Total Units Eligible for Resident Participation (Sum of Part D, Lines 09 thru 11)	179	
13	Funding for Resident Participation (Part D, Line 12 X \$25)	\$4,475	
14	Other approved funding, not listed (Specify in Section 3)	\$18,290	0
15	Total add-ons (Sum of Part D, Lines 01, 02, 03, 04, 05, 06, 07, 08, 13 and 14)	\$22,765	4,475
Part E. Calculation of Operating Subsidy Eligibility Before Adjustments			
01	Deficit or (Income) before adjustments (Total of Part C, Line 04 and Part D, Line 15)	\$2,313,613	2,195,125
02	Actual cost of Independent Audit (IA)		
03	Operating subsidy eligibility before adjustments (greater of Part E, Line 01 or Line 02) (If less than zero, enter zero (0))	\$2,313,613	2,195,125
Part F. Calculation of Operating Subsidy Approvable for Subject Fiscal Year (Note: Do not revise after the end of the subject FY)			
01	Utility Adjustment for Prior years	\$63,066	
02	Additional subject fiscal year operating subsidy eligibility (specify)	\$0	
03	Unfunded eligibility in prior fiscal years to be obligated in subject fiscal year	\$0	
04	HUD discretionary adjustments	\$0	
05	Other (specify)	\$0	
06	Other (specify)	\$0	
07	Unfunded portion due to proration	\$0	
08	Net adjustments to operating subsidy (total of Part F, Lines 01 thru 07)		
09	Operating subsidy approvable for subject fiscal year (total of Part E, Line 03 and Part F, Line 08)		
HUD Use Only (Note: Do not revise after the end of the subject FY)			
10	Amount of operating subsidy approvable for subject fiscal year not funded		
11	Amount of funds obligated in excess of operating subsidy approvable for subject fiscal year		
12	Funds obligated in subject fiscal year (sum of Part F, Lines 09 thru 11) (Must be the same as line 690 of the Operating Budget, form HUD-52564, for Appropriation the subject fiscal year) Appropriation symbol(s):		
Part G. Memorandum of Amounts Due HUD, Including Amounts on Repayment Schedules			
01	Total amount due in previous fiscal year (Part G, Line 04 of form HUD-52723 for previous fiscal year)		
02	Total amount to be collected in subject fiscal year (Identify individual amounts under Section 3)		
03	Total additional amount due HUD (include any amount entered on Part F, Line 11) (Identify individual amounts under Section 3)		
04	Total amount due HUD to be collected in future fiscal year(s) (Total of Part G, Lines 01 thru 03) (Identify individual amounts under Section 3)		

HA Name: **Seattle Housing Authority**
Comprehensive Grant Number: **WA19P00150106**
FFY of Grant Approval: **2006**

☒ Original Annual Statement
☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Program Year Ending _____
☐ Revised Annual Statement/Revision Number _____
☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$10,107,533			
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$10,107,533			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: _____ Date: 7/19/2006
Signature of Public Housing Director: _____ Date: _____

Annual Statement of Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

J.S. [Signature] Hous
 and Urban Development
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Fees, costs and expenses associated with MTW activities	1492	1 lot MTW activities	\$10,107,533				
	Agency/PHA total			\$10,107,533				

Signature of Executive Director _____ Date 7/19/2006
 Signature of Public Housing Director _____ Date _____

Annual Statement of Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
PHA wide	9/30/2008			9/30/2010			
Capital							
Program							

Signature of Executive Director for Thomas T. Turner Date 7/19/2006 Signature of Public Housing Director _____ Date _____

HA Name
Seattle Housing Authority

Comprehensive Grant Number
WA19R00150106

FFY of Grant Approval
2006

☒ Original Annual Statement
☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Program Year Ending _____

☐ Revised Annual Statement/Revision Number _____
☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration	\$217,000			
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$217,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director _____ Date 7/19/2006

Signature of Public Housing Director _____ Date _____

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

U.S. Department of Housing
 and Urban Development

Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Fees, costs and expenses associated	1492	1 lot MTW	\$217,000				
	with MTW activities		activities					
	Agency/PHA total			\$217,000				

Signature of Executive Director

Date

7/19/2006

Signature of Public Housing Director

Date

¹ To be completed for the Performance and Evaluation Report of a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Page 2 of 3

Previous edition is obsolete

form HUD-52837 (9/98)
 ref Handbook 7485.3

Annual Statement of Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part III: Implementation Schedule

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Revised ¹	
PHA wide	9/30/2008		9/30/2010		
Capital					
Program					

Signature of Executive Director _____ Date 7/19/2006
 Signature of Public Housing Director _____ Date _____

HA Name
Seattle Housing Authority

Comprehensive Grant Number
WA19R00150206

FFY of Grant Approval
2006

☒ Original Annual Statement
☐ Reserve for Disasters/Emergencies
☐ Performance and Evaluation Report for Program Year Ending _____

☐ Revised Annual Statement/Revision Number _____
☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs			\$716,085	
18	1498 Mod Used for Development				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)			\$716,085	
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director
[Signature]

Signature of Public Housing Director
[Signature]

Date
7/19/2006

Date

Comprehensive Grant Program (CGP) Part II: Supporting Pages

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work ²
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Fees, costs and expenses associated with MTW activities	1492	1 lot MTW activities	\$716,085				
	Agency/PHA total			\$716,085				

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Signature of Executive Director

Date _____

7/19/2006

Signature of Public Housing Director

Date _____

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

form HUD-52837 (9/98)
ref Handbook 7485.3

Previous edition is obsolete

Page 2 of 3

Annual Statement of Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates ²
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
PHA wide	9/30/2008			9/30/2010			
Capital							
Program							

Signature of Executive Director _____ Date _____
 Signature of Public Housing Director _____ Date _____

APPENDICES

APPENDIX A: HOUSEHOLD AND APPLICANT DEMOGRAPHICS

This Appendix provides specific data on changes in the number and characteristics of housed households or applicants served by SHA or on wait lists as of September 30, 2005, the end of the most recent complete fiscal year. Slight variations in totals from table to table indicate that some detailed data is missing for a few households. Hispanic households and applicants are included in their claimed race, e.g. White, African/African American, etc.

Housed Households

Race of head of household as of 9/30/2005 ¹

Low-Income Public Housing Residents	White	African/ African American	Native American	Asian/ Asian American	Native Hawaiian & Pacific Islander	Total
Garden Communities	127	554	25	544	1	1,251
Townhouses	11	30	2	17		60
Scattered Sites	184	335	15	143		677
Mixed Income	21	23	1	2		47
Partnership Units*	9	32	1	8		50
High-Rises	1,721	693	74	430		2,918
LIPH Total	2,073	1,667	118	1,144	1	5,003
Percent	41.44%	33.32%	2.36%	22.87%	0.02%	
Section 8 Program Participants						
HCV Tenant-based**	1,900	2,102	86	560	19	4,667
HCV Project-based	620	348	23	129	13	1,133
S8 New Construction	65	26	3	1	0	95
S8 Mod Rehab	407	141	30	142	3	723
Section 8 Total	2,992	2,617	142	832	35	6,618
Percent	45.21%	39.54%	2.15%	12.57%	0.53%	

**Excludes households that have left SHA's jurisdiction (1,333 households, a.k.a. port-outs) and those who live in SSHP and are counted in those tables (138 households), and includes households that have entered SHA's jurisdiction (432 households, a.k.a. port-ins).

SSHP Residents	White	African/ African American	Native American	Asian & Pacific Islander	Total
SSHP Total	704	106	13	140	963
Percent	73.10%	11.01%	1.35%	14.54%	100%

¹ Hispanic households included in their claimed race, (e.g. White, African/African American, etc.)

Total population by age group (minors, adults and elderly) as of 9/30/2005

Low-Income Public Housing Residents	Minors	Non-elderly Adults	Elderly Adults	Total Individuals	Elderly >70
Garden Communities	1,538	1,651	423	3,612	198
Townhouses	137	110	6	253	1
Scattered Sites	935	1,063	92	2,090	34
Partnership Units	115	87	5	207	4
High-Rises	4	1,978	1,128	3,110	584
Mixed Income	26	55	3	84	2
LIPH Total	2,755	4,944	1,657	9,356	823
Percent	29.45%	52.84%	17.71%	100%	8.80%
Section 8 Participants					
HCV Tenant-based*	4,858	5,286	1,057	11,201	541
HCV Project-based	677	1,154	180	2,011	95
Section 8 Mod Rehab	101	636	157	894	50
Section 8 New Construction	0	73	27	100	14
Section 8 Total	5,636	7,149	1,421	14,206	700
Percent	39.67%	50.32%	10.00%	100%	4.93%
SSHP Residents					
SSHP Total	0	122	970	1,092	706
Percent	0.00%	11.17%	88.83%	100%	64.65%
*Excludes port-outs and SSHP voucher holders.					

People with disabilities as of 9/30/2005

Low-Income Public Housing Residents	Minor Disabled	Elderly Disabled	Non-Elderly Disabled	Total Disabled	Total Individuals
Garden Communities	8	232	246	486	3,612
Townhouses	1	3	12	16	253
Partnership Units	7	35	178	220	2,090
Scattered Sites	1	1	5	7	207
High-Rises	0	532	1,500	2,032	3,110
Mixed Income	2	0	12	14	84
LIPH Total	19	803	1,953	2,775	9,356
Percent	0.20%	8.58%	20.87%	29.66%	
Section 8 Participants					
HCV Tenant-based*	218	1,822	674	2,714	11,201
HCV Project-based	13	448	71	532	2,011
Section 8 New Construction	0	60	16	76	100
Section 8 Mod Rehab	3	321	112	436	894
Section 8 Total	234	2,615	873	3,758	14,206
Percent	1.65%	18.66%	6.15%	26.45%	
SSHP Residents					
SSHP Total	0	99	161	260	1,092
Percent	0.00%	9.07%	14.74%	23.81%	
*Excludes port outs and SSHP voucher holders.					

Income distribution as a percent of median income

2005 Median Incomes Levels for the Seattle-Bellevue-Everett Area

Family Size	30% Median	50% Median	80% Median
Single Individual	\$16,350	\$27,250	\$40,600
Family of Two	\$18,700	\$31,150	\$46,400
Family of Three	\$21,050	\$35,050	\$52,200
Family of Four	\$23,350	\$38,950	\$58,000
Family of Five	\$25,250	\$42,050	\$62,650
Family of Six	\$27,100	\$45,200	\$67,300
Family of Seven	\$29,000	\$48,300	\$71,900
Family of Eight	\$30,850	\$51,400	\$76,550

Distribution of Households' Annual Income as of 9/30/2005.

Program	Below 30% Median Income	30% - 50% Median Income	50% - 80% Median Income	Over 80% Median Income	Total
Low Income Public Housing	4,313	558	117	15	5,003
HCV Tenant-Based*	4,017	548	100	2	4,667
HCV Project-Based	1,081	44	8	0	1,133
Section 8 Mod Rehab	698	22	3	0	723
Section 8 New Construction	83	10	2	0	95
Seattle Senior Housing Program	827	116	17	3	963
Total Households	11,019	1,298	247	20	12,584
Percent	87.56%	10.31%	1.96%	0.16%	100%

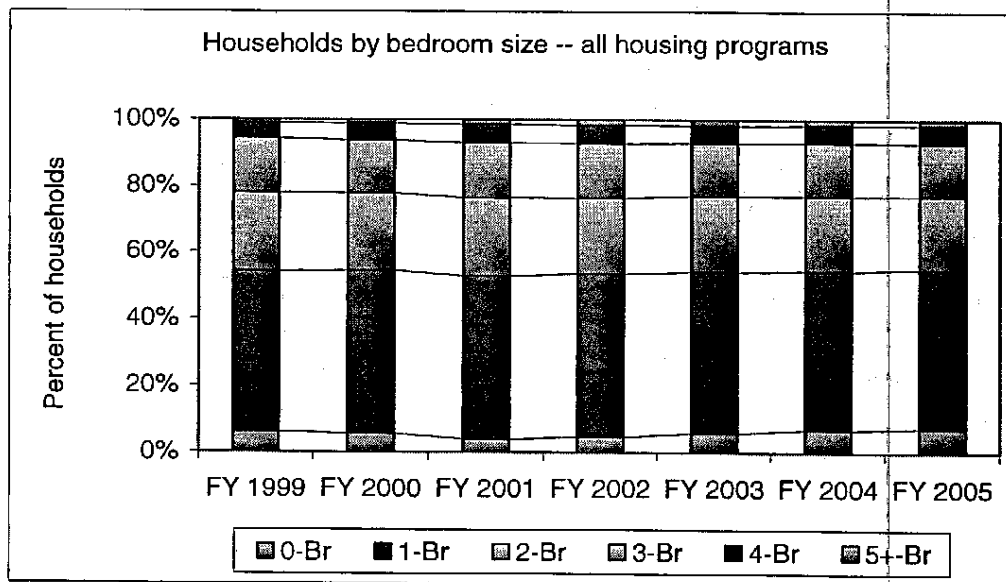
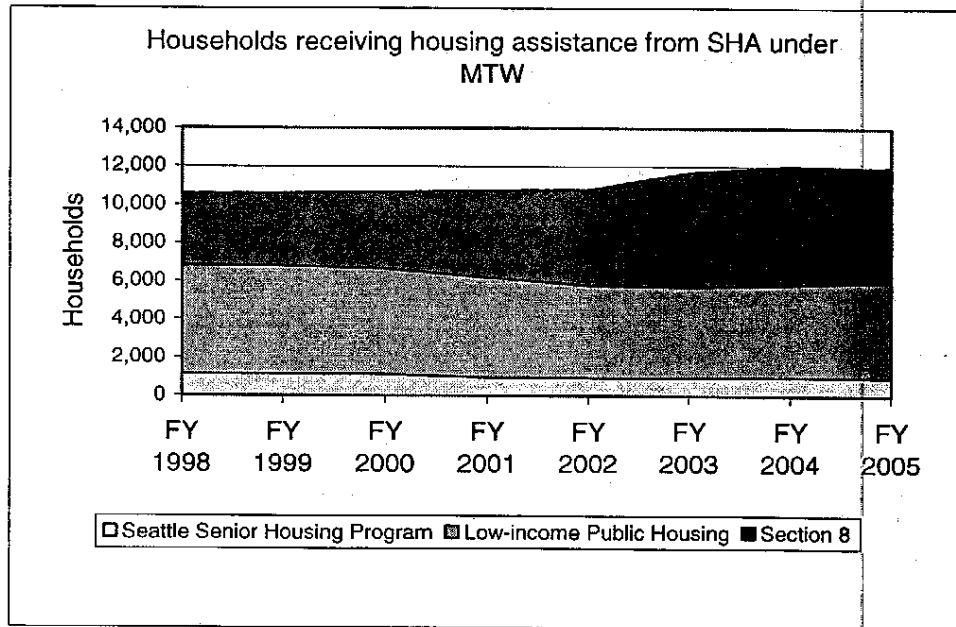
*Excludes port-outs and SSHP voucher holders.

Households served by unit size

Program	Year	0-Br	1-Br	2-Br	3-Br	4-Br	5+-Br	Total
Low-income Public Housing	FY 1999	257	3,158	1,470	935	231	36	6,087
	FY 2000	196	3,004	1,287	824	211	27	5,549
	FY 2001	171	3,000	1,095	772	213	30	5,281
	FY 2002	173	2,847	900	692	212	31	4,855
	FY 2003	184	2,896	850	623	181	32	4,766
	FY 2004	191	2,952	862	641	187	30	4,863
	FY 2005	192	3,009	864	713	190	35	5,003
Housing Choice Voucher Tenant- and Project-based Assistance	FY 1999	250	1,117	1,079	872	279	82	3,679
	FY 2000	247	1,195	1,132	877	328	106	3,885
	FY 2001	235	1,284	1,379	1,013	389	131	4,431
	FY 2002	300	1,489	1,507	1,103	395	145	4,939
	FY 2003	477	1,766	1,750	1,231	440	168	5,832
	FY 2004	617	1,772	1,766	1,289	461	159	6,064
	FY 2005	676	1,688	1,656	1,183	442	155	5,800
Section 8 New Construction	FY 1999	10	141	0	0	0	0	151
	FY 2000	16	148	0	0	0	0	164
	FY 2001	17	148	0	0	0	0	165
	FY 2002	18	152	0	0	0	0	170
	FY 2003*	10	133	0	0	0	0	143
	FY 2004	11	134	0	0	0	0	145
	FY 2005	0	95	0	0	0	0	95
Seattle Senior Housing Program	FY 1999	161	913	85	0	0	0	1,159
	FY 2000	138	881	89	0	0	0	1,108
	FY 2001	0	864	87	0	0	0	951
	FY 2002	0	840	85	0	0	0	925
	FY 2003	0	852	84	0	0	0	936
	FY 2004	0	866	89	0	0	0	955
	FY 2005	0	871	92	0	0	0	963
Total	FY 1999	678	5,329	2,634	1,807	510	118	11,076
	FY 2000	597	5,228	2,508	1,701	539	133	10,706
	FY 2001	423	5,296	2,561	1,785	602	161	10,828
	FY 2002	491	5,328	2,492	1,795	607	176	10,889
	FY 2003	671	5,647	2,684	1,854	621	200	11,677
	FY 2004	819	5,724	2,717	1,930	648	189	12,027
	FY 2005	868	5,663	2,612	1,896	632	190	11,861
Distribution of unit sizes	FY 1999	6.12%	48.11%	23.78%	16.31%	4.60%	1.07%	100%
	FY 2000	5.58%	48.83%	23.43%	15.89%	5.03%	1.24%	100%
	FY 2001	3.91%	48.91%	23.65%	16.49%	5.56%	1.49%	100%
	FY 2002	4.51%	48.93%	22.89%	16.48%	5.57%	1.62%	100%
	FY 2003	5.75%	48.36%	22.99%	15.88%	5.32%	1.71%	100%
	FY 2004	6.81%	47.59%	22.59%	16.05%	5.39%	1.57%	100%
	FY 2005	7.32%	47.74%	22.02%	15.99%	5.33%	1.60%	100%

Notes: The Morrison is excluded from SSHP after FY 2001. Housing Choice Vouchers excludes Mod Rehab units, port outs and SSHP voucher holders. After FY 2002 Section 8 New Construction excludes Argonaut and Admiral House. Market House was sold in FY 2005 and is no longer included.

Households assisted during MTW



Applicant demographics

Race of applicant head of household by bedroom size as of 9/30/2005

Low-Income Public Housing	White	African/ African American	Native American	Asian & Pacific Islander	Total
0/1 bedroom	1,664	1,291	116	707	3,778
2 bedroom	1,017	1,343	114	493	2,967
3 bedroom	384	605	47	301	1,337
4 bedroom	41	103	9	36	189
5 bedroom	5	41	1	5	52
LIPH Total	3,111	3,383	287	1,542	8,323
Percent	37.38%	40.65%	3.45%	18.53%	
Section 8					
0/1 bedroom	913	605	65	272	1,855
2 bedroom	266	514	30	169	979
3 bedroom	126	252	12	139	529
4 bedroom	17	45	3	27	92
5 bedroom	2	18	0	1	21
Section 8 Total	1,324	1,434	110	608	3,476
Percent	38.09%	41.25%	3.16%	17.49%	
Section 8 New Construction					
0/1 bedroom	76	68	5	10	159
2 bedroom	0	0	0	0	0
New Construction Total	76	68	5	10	159
Percent	47.80%	42.77%	3.14%	6.29%	
SSHP					
0/1 bedroom	246	47	8	52	353
2 bedroom	16	3	0	7	26
SSHP Total	262	50	8	59	379
Percent	69.13%	13.19%	2.11%	15.57%	
Hispanic households included in their claimed race, e.g. White, African/African American, etc.					

Income distribution as a percent of median income, 9/30/2005

Applicant Household Annual Incomes by Program	Below 30% Median Income	30% - 50% Median Income	50% - 80% Median Income	Over 80% Median Income	Total
Low Income Public Housing	7,555	679	84	18	8,336
Section 8 Tenant-Based	3,041	376	51	8	3,476
Section 8 New Construction	152	6	1	0	159
Seattle Senior Housing Program	303	62	12	3	380
Unique Households*	9,975	952	122	25	11,074
Percent	90.08%	8.60%	1.10%	0.23%	

*Since applicant households may appear on more than one wait list, the unique households row will not equal the total of the program rows.

APPENDIX B: FY 2005 EXPENDITURES BY LINE ITEM

The table below shows FY 2005 budget and expenditures by line item for the Consolidated MTW Budget and Other Programs.

Expenses	Budget	Actual Expenditures
Consolidated MTW Budget		
Administration and General	\$15,373,109	\$15,482,571
Housing Assistance Payments	54,741,819	51,808,418
Utilities	3,849,935	3,611,949
Maintenance and Contracts	12,276,569	12,046,342
Capital and Development Projects	10,704,473	15,252,646
Capital Equipment	934,197	1,700,330
Total Expenses	\$97,880,102	\$99,902,256
Other Programs		
Administration and General	\$11,748,324	\$13,415,277
Housing Assistance Payments	16,556,752	16,404,101
Utilities	1,257,761	1,304,620
Maintenance and Contracts	3,960,117	5,427,472
Development and Capital Projects	2,148,684	8,550,892
Grants	496,128	711,351
Total Expenses	\$36,167,766	\$45,813,713
Note: Expenditures exceed budget due to spending of prior year Development and Capital projects grants for both the Consolidated MTW Budget and Other Programs.		

APPENDIX C: FY 2007 CAPITAL ACTIVITIES AND 5-YEAR CAPITAL PLAN

This Appendix contains: preliminary building-specific details for homeWorks, the public housing high-rise renovation program; capital projects for SHA-owned properties by housing program; and a five-year capital plan for public housing and SSHP.

homeWorks Summary, 2005-2009

Community		Summary of Work Activities
Phase 1 Projects		
020	Ballard House	Replace waterlines, roof sealant and intercom, repair exterior masonry, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways. Replace unit carpeting, kitchen counters, lighting and hardware.
033	Beacon Tower	Replace waterlines and boilers, roof sealant, repair and replace ventilation and emergency call systems. Rehabilitate elevators. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
027	Capitol Park	Replace windows, waterlines, and roof sealant, replace, repair and replace ventilation and emergency call systems. New exterior paint scheme, and finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
022	Green Lake Plaza	Replace waterlines, boilers, roof sealant and intercom, repair and paint exterior masonry, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, lobby and hallways.
016	Harvard Court	Replace mailbox/parcel lockers, waterlines, intercom and roof sealant, repair and replace ventilation and emergency call systems and landscaping.
036	International Terrace	Replace waterlines, shower surrounds, roof sealant and intercom, repair exterior masonry, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
028	Lictonwood	Replace waterlines, roof sealant and intercom, repair and replace ventilation and emergency call systems. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
Phase 2 Projects		
026	Cedarvale House	Replace emergency call system, ventilation equipment, waterlines and intercom, repair exterior masonry and roof,. New mailboxes and finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
012	Cal-Mor Circle	Replace emergency call system, ventilation equipment, waterlines and intercom, repair roof and exterior. New mailboxes and finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
010	Center Park	Replace emergency call system, ventilation equipment, waterlines, fire sprinkler heads and control valves, intercom; repair exterior lighting, masonry and roof. New mailboxes and finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways. Replace unit kitchen cabinets and appliances; ADA upgrades in unit bathrooms.

homeWorks Summary, 2005-2009

Community

Summary of Work Activities

025	Lake City House	Replace windows, ventilation equipment, waterlines, emergency call system and intercom; rehabilitate elevators; reconfigure parking; repair roof and exterior masonry. New mailboxes and finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
032	Olympic West	Replace emergency call system, waterlines, intercom and ventilation equipment; paint exterior; repair roof. New mailboxes and finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
029	Queen Anne Heights	Replace windows, emergency call system, intercom, ventilation equipment and waterlines; paint exterior; rehabilitate elevator; repair roof. New mailboxes and finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
034	University West	Replace waterlines emergency call system ventilation equipment, repair and paint exterior, repair roof. New mailboxes and finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.

Phase 3 projects

030	Barton Place	Replace emergency call system, intercom, ventilation equipment and waterlines; repair exterior masonry and roof. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room public restroom, lobby and hallways.
014	Center West	Replace waterlines, unit breaker panels, emergency call system, intercom; repair exterior masonry and roof. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
024	Jackson Park House	Replace boiler, emergency call system, intercom, ventilation equipment, waterlines and sewer lines to building; repair roof, masonry and paint exterior, fix parking area drainage, add emergency stairwell lighting. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restrooms, lobby and hallways.
046	Ross Manor	Replace emergency call system, intercom and ventilation equipment; repair roof; rehabilitate elevator. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
011	Stewart Manor	Replace emergency call system, intercom, ventilation equipment and waterlines; repair exterior masonry repairs and roof. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways (carpet).
035	University House	Replace emergency call system, intercom, ventilation equipment and waterlines; repair exterior masonry and roof. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.
040	West Town View	Replace boilers, emergency call system, ventilation equipment and intercom; repair roof, rehabilitate elevator. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.

FY 2007 Capital Projects for Public Housing

Community	Planned activities	Budget
015 Bell Tower	Repair roof; first floor security upgrade; abatement & post-abatement work; decommission garbage chute.	\$120,000
017 Denny Terrace	Parking area improvements; repair water intrusion in elevator lobby; repair roof; replace elevator penthouse roof and hatch; floor abatement and replacement; restrain unit and common area doors; install remote monitoring security system; shroud electrical and phone wires in several trash rooms; paint some occupied units.	\$176,000
009 Jefferson Terrace	Repair roof and boiler room compressor and collector; improve laundry room security; floor abatement and replacement; security camera.	\$212,000
013 Olive Ridge	Replace intercom, reconfigure entry driveway and building entry, repair roof, repair and replace ventilation system and emergency call system, decommission trash chutes. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.	\$781,500
031 Tri-Court	Central vent and exhaust; repair roof; emergency call system; investigate water intrusion; floor abatement and replacement.	\$263,250
001 Yesler Terrace	Replace refrigerators; replace kitchen cabinets (10 units); floor abatement and replacement; seal and stripe parking area	\$202,150
428 Wisteria Court ¹	Replace windows and mailboxes, sprinkler doors in garages, fence; exterior paint; repaint stripes in parking garages.	\$30,830
Scattered Sites	Work at specific properties includes: roof replacements or repairs; landscaping improvements; exterior painting and electrical work. Landscaping, exterior painting, floor abatement and replacement.	\$781,110
Various communities	Planning and redevelopment (Rainier Vista, Holly Court, Yesler Terrace, Lake City Village site, Martin Luther King Jr. Way vacant lots). ²	\$2,604,220
PHA Wide	Floor abatement and replacement in vacated units in homeWorks phase I buildings.	\$199,875
PHA Wide	Debt Service for homeWorks	\$2,000,000
PHA Wide	Hazardous material program management and construction salaries, benefits and administrative sundry expenses	\$683,645
PHA Wide	SHA facility building rent	\$91,480
PHA Wide	Capital program administration	\$1,300,000
Total FY 2007 Public Housing Capital Budget		\$9,446,060

Notes:

¹ Total budget for these projects is \$154,350. Because the community is a mix of public housing and non-public housing, the balance will come from local housing funds.

² \$1,454,220 of this total represents SHA's allocation of "Replacement Housing Factor" funds for FY 2007. The Replacement Housing Factor funds are part of SHA's allocation of capital subsidy from HUD. The funds will be used in the redevelopment of Rainier Vista, leveraging private and public investment from a variety of sources.

FY 2007 Capital Projects for SSHP

Community		Planned activities	Budget
308	Bitter Lake Manor	Add security camera.	\$17,000
307	Blakeley Manor	Upgrade and replace heating and ventilation in common areas.	\$8,000
321	Carroll Terrace	Replace windows; repair retaining walls; assess elevator condition and prepare rehab plan.	\$117,850
303	Columbia Place	Replace intercom.	\$13,200
315	Ft. Lawton Place	Add security camera.	\$14,000
323	Gideon-Matthews Gardens	Replace siding on south exterior wall.	\$10,000
311	Island View	Replace intercom.	\$9,600
326	Leschi House	Plan for expansion; replace roll-up door in dumpster area and vinyl floor in laundry room.	\$104,000
314	Michaelson Manor	Add security camera.	\$8,000
319	Nelson Manor	Add security camera.	\$12,500
318	Olmsted Manor	Add security camera; assess elevator condition and prepare rehab plan.	\$27,250
317	Phinney Terrace	Replace heating and ventilation system; replace intercom.	\$27,200
309	Pinehurst Court	Central vent and exhaust; assess elevator condition and prepare rehab plan.	\$41,250
304	Pleasant Valley Plaza	Add security camera.	\$12,500
313	Primeau Place	Replace heating and ventilation system. Add security camera.	\$25,000
322	Ravenna School	Replace intercom.	\$8,200
312	Reunion House	Replace windows and common area carpet.	\$79,475
316	Schwabacher House	Replace windows, heating and ventilation system, drive way, add curb cuts; replace smoke detectors in common areas	\$106,980
302	South Park Manor	Replace vinyl floor in common areas, add ADA door at front entrance, pave parking area and alley, replace common area carpet.	\$27,550
320	Sunrise Manor	Add security camera.	\$11,000
301	Wildwood Glen	Replace intercom, central vent and exhaust; assess elevator condition and prepare rehab plan.	\$53,050
306	Willis House	Add security camera.	\$11,000

Total FY 2007 SSHP Capital Projects¹ \$744,605

¹ Of this total, \$48,550 is anticipated to come from City of Seattle weatherization funds for window replacement in various buildings. Total required from SSHP reserves is \$646,055.

FY 2007 Other Capital Projects

Section 8 New Construction		Planned activities	Budget
127	Bayview Tower	Central vent and exhaust; generator	\$161,000
122	Market Terrace	Replace roof	\$68,400
Total FY 2007 Section 8 New Construction Projects			\$229,400

Local Housing		Planned activities	Budget
226	Lam Bow Apartments	Replace common area carpet; prototype replacement kitchen fixtures	\$88,100
218	Montridge Arms	Paint interior common areas	\$10,000
223	Norman Street Townhomes	Repair drainage system; paint exterior; investigate and repair foundation	\$76,000
229	Ravenna Springs Apartments	Paint exterior	\$7,500
212	Telemark Apartments	Replace intercom	\$3,400
211	Villa Park Apartments	Paint exterior (partial)	\$24,000
216	Wedgewood Estates	Comprehensive repair to prevent water intrusion	\$1,150,000
227	Westwood Heights East	Replace hallway carpet; Paint exterior trim	\$34,000
221	Westwood Heights Addition	Replace landscape; redesign and repave parking areas; build garbage and recycling enclosures	\$350,000
228	Wisteria Court ¹	Replace mailboxes, sprinklers and doors in garages, fence; paint exterior (partial), restripe parking garages; replace windows	\$123,320
Total FY 2007 Other Capital Projects			\$2,116,320

Notes:

¹ Total budget for these projects is \$154,350. Because the community is a mix of public housing and non-public housing, the balance will come from LIPH capital subsidy.

Five-Year Capital Plan

Public Housing	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
High-rise projects	\$1,553,000	\$1,633,000	\$1,500,000	\$1,500,000	\$1,500,000
Scattered site work	781,110	500,000	400,000	350,000	350,000
Yesler Terrace maintenance	202,150	50,000	50,000	50,000	50,000
Mixed-finance public housing repairs	30,830	50,000	50,000	50,000	250,000
Hazardous materials abatement	199,875	200,000	200,000	200,000	200,000
Redevelopment	1,454,220	2,500,000	1,000,000	-	-
Debt Service homeWorks	2,000,000	3,000,000	3,000,000	3,000,000	3,000,000
A & E design/ Planning	2,604,220	1,500,000	1,500,000	1,500,000	500,000
Administration	775,125	865,200	892,200	918,950	946,519
Overhead	1,300,000	900,000	900,000	1,000,000	1,000,000
Management Improvements	2,800,000	2,400,000	2,400,000	2,400,000	2,400,000
Total Public Housing Capital	\$13,700,530	13,598,200	11,892,200	10,968,950	10,196,519

SSHP	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
Site work	\$36,000	\$18,000	\$18,000	\$20,000	\$25,000
Roof replacement	93,000	-	-	-	-
Exterior painting	-	50,000	50,000	50,000	50,000
Window replacement	126,000	105,000	37,000	50,000	75,000
Other building structural	42,000	46,000	46,000	30,000	30,000
Common area improvements	9,000	16,000	8,000	20,000	20,000
Building mechanical	185,000	165,000	165,000	150,000	150,000
Unit work	98,000	124,000	90,000	125,000	100,000
Total SSHP Capital	\$657,000	\$596,000	\$490,000	\$570,000	\$550,000

Local Housing	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011
Site work	\$380,000	\$25,000	\$26,250	\$27,563	\$28,941
Roof replacement	68,400	50,000	52,500	55,125	57,881
Elevator Rehab	-	-	-	60,000	-
Exterior painting	55,500	60,000	63,000	66,150	69,458
Window replacement	90,000	-	-	50,000	-
Other building structural	1,162,000	25,000	26,250	27,563	28,941
Common area improvements	199,420	165,000	173,250	181,913	191,008
Building mechanical	61,000	-	-	-	-
Unit work	-	50,000	52,500	55,125	57,881
Total Local Housing	\$2,116,320	\$375,000	\$393,750	\$523,438	\$434,109

APPENDIX D: VACANCY BY COMMUNITY

FY 2005 Vacancy by Community

Public Housing	Units	FY 2005 Vacancy Rates
Ballard House*	79	6.55%
Barton Place	90	1.59%
Beacon Tower	108	1.48%
Bell Tower	119	2.95%
Cal-Mor Circle	74	2.72%
Capitol Park	125	2.81%
Cedarvale House	118	1.81%
Cedarvale Village	24	7.08%
Center Park	136	2.16%
Center West	91	1.27%
Denny Terrace	221	1.22%
Green Lake Plaza	130	0.68%
Harvard Court	80	0.93%
High Point	278	Redevelopment
Holly Court	97	1.34%
International Terrace	100	0.30%
Jackson Park House	71	1.14%
Jackson Park Village	41	2.27%
Jefferson Terrace	299	2.02%
Lake City House	115	1.06%
Lictonwood	80	1.44%
Olive Ridge	106	1.65%
Olympic West	75	0.54%
Queen Anne Heights	52	0.75%
Ross Manor	100	1.64%
Scattered Sites**	789	Reconfiguration
Stewart Manor	74	2.86%
Tri-Court	87	1.91%
University House	101	2.25%
University West	113	0.46%
West Town View	58	0.16%
Westwood Heights	130	5.16%
Yesler Terrace	561	1.47%
Vacancy Percentage		1.83%

Other properties SHA manages	Units	FY 2005 Vacancy Rate
Admiral House	15	2.48%
Argonaut	8	0.00%
Bay View Tower	100	0.97%
Market House*	51	5.04%
SSHP 23 communities	993	1.25%

* SHA sold Market House at the end of May, 2005.

APPENDIX E: LISTING OF SUPPORTIVE SERVICES

This Appendix lists current community and supportive services programs funded in whole or in part by SHA and available to SHA residents and Housing Choice Voucher participants.

Program Title	Program Description	Communities	Partners
High-rises/SSHP buildings			
Case management	8,750 hours of case management for 1,250 adult residents	All high-rises & SSHP buildings	Aging & Disability Services
Mental health case management	125 case management clients, crisis response within 24 hours	28 high-rises & Bayview Tower	Community Psychiatric Clinic
Community-based resident activities	Community event planning, resident leadership development, community problem-solving assistance	All high-rises and SSHP buildings	SHA, community councils
Community policing	Community police officer assigned to SHA communities	High-rises	Seattle Police
Crime prevention	Community organizing and education to prevent crime	5 high-rises	Seattle Neighborhood Group
Special Technology Access Resource (STAR) Center	Accessible computer lab and training for people with disabilities	Center Park (open to general public)	Digital Promise
Westwood Heights Technology Center	Free computer training and access, targeted at seniors	Westwood Heights (open to gen. public)	Digital Promise
Lifetime Fitness Program	Elderly-focused physical fitness program	Westwood Heights (open to gen. public)	Senior Center West Seattle
Family communities - Youth programs			
After School/Summer Arts	Cultural arts program serving about 250 youth annually	Rainier Vista, Yesler Terrace	The Nature Consortium
Youth Tutoring	After-school/summer tutoring for 400 elementary to high-school youth annually	Rainier Vista, High Point, Yesler Terrace, Cedarvale, Jackson Park	Catholic Community Services
Teen/Youth Leadership and Skill Development	Advanced teen leadership and youth skill building, after school program for 36 younger youth	High Point	SafeFutures
Family communities - Adult/youth programs			
Community building	Events and activities to promote social networks, resident leadership development, community problem-solving, and partnership opportunities	Rainier Vista, High Point, NewHolly, Yesler Terrace, scattered sites	SHA and on-site service providers

Program Title	Program Description	Communities	Partners
Community-based resident activities	Varies	Yesler Terrace, Rainier Vista, NewHolly, High Point	Community Councils and other community groups
Community gardens - P-patch	Organizational and technical assistance for community gardens for 160 families	High Point, Rainier Vista, Yesler Terrace	P-Patch Trust
Community policing	Community police officers assigned to SHA communities	Rainier Vista, High Point, Yesler Terrace	Seattle Police
Crime prevention	Community organizing and education to prevent crime	High Point, Rainier Vista, Yesler Terrace	Seattle Neighborhood Group
Employment services	Job coaching, readiness and placement, job retention and wage progression services with about 120 placements annually	Rainier Vista, High Point and Yesler Terrace, North-end	SHA
High Point Career and Technology Center	Technology access and training for 100 adults and 150 youth	High Point	Seattle Public Schools, SafeFutures
Home ownership counseling and down payment assistance	Home ownership counseling for FSS clients and a few public housing residents. Up to 30 households may receive down payment assistance	Various	International District Housing Alliance, El Centro, Urban League, King County Housing Authority
New Citizenship Initiative	ESL/Citizenship program serving up to 600 residents per year with a goal of 150 passing the INS interview	Rainier Vista, High Point, Yesler Terrace	City of Seattle and various partners
Outreach/translation services	Outreach / translation services to approximately 240 unduplicated East African and SE Asian clients	High Point, Rainier Vista, Yesler Terrace	Neighborhood House, International District Housing Alliance and various providers
Rainier Vista Technology Network	Technology access and training for about 89 adults and 50 youth	Rainier Vista	Neighborhood House, Boys & Girls Club
Yesler Computer Lab Coordinator	Lab Coordinator for Yesler Terrace Technology lab which serves about 150 residents	Yesler Terrace	Parks & Recreation



Location
120 Sixth Avenue North, Seattle, Washington
Mailing Address
P.O. Box 19028, Seattle, Washington 98109-1028
Telephone: 206 615-3300
TDD: 1-800-833-6384 www.seattlehousing.org

April 19, 2007

Ms. Dominique Blom
Deputy Assistant Director
Office of Public Housing Investments
U.S. Department of Housing and Urban Development
451 Seventh St. SW, Room 4116
Washington, D.C. 20410

Subject: FY 2007 MTW Annual Plan Amendment
Annual Plan and Report Due Dates

Dear Ms. Blom:

Enclosed are the original and one copy of Seattle Housing Authority's (SHA) MTW Annual Plan Amendment for Fiscal Year 2007. This amendment was reviewed at a public hearing on March 26, 2007 and approved by the SHA Board of Commissioners on April 16, 2007. Two copies of this plan amendment are also being submitted to our local HUD office.

The expected change in our fiscal year dates necessitates a corresponding change in our annual plan and report due dates to November 1 and March 15, respectively. Unless we hear from you otherwise in the next 30 days, we will move forward with submitting our FY 2008 Annual Plan by November 1, 2007 and our FY 2007 Annual Report by March 15, 2008.

If you require further information on the plan or SHA's MTW program, please contact Ann-Marie Lindboe at (206) 615-3553.

Sincerely,


Tom Tierney
Executive Director

cc: Gene Geritz, HUD Office of Public Housing Investments (Denver Office)
Molly Martin, Abt Associates
Marianne Nazarro, HUD Office of Public Housing Investments
Harlan Stewart, HUD Seattle Office of Public Housing

Enclosure

RESOLUTION NO. 4861

RESOLUTION APPROVING THE FISCAL YEAR 2007 MOVING TO NEW WAYS
ANNUAL PLAN AMENDMENT

WHEREAS, the Department of Housing and Urban Development (HUD) selected the Seattle Housing Authority (SHA) to participate in the Moving To Work Demonstration Program to design and test new ways of providing housing assistance and services to low-income households; and

WHEREAS, the Seattle Housing Authority has changed the name of this program to Moving To new Ways (MTW) to more accurately describe the intent of this demonstration; and

WHEREAS, as a participant in the MTW demonstration, SHA is required to develop an MTW Annual Plan for each fiscal year that outlines the annual budget and the activities that will be pursued that year; and

WHEREAS, on July 17, 2007 the Board approved Resolution No. 4835 adopting the MTW Annual Plan for Fiscal Year 2007, October 1, 2006-September 30, 2007; and

WHEREAS, on March 26, 2007 the Board approved Resolution No. 4859 extending Fiscal Year 2007 to December 31, 2007; and

WHEREAS, the MTW Annual Plan must be amended to incorporate the fiscal year date change; and

WHEREAS, a public hearing on the Plan Amendment was held on March 26, 2007, and comments pertinent to the MTW demonstration have been addressed in the Plan Amendment; and

WHEREAS, a Board Resolution approving the Plan Amendment is required by HUD:


NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Seattle Housing Authority as follows:

1. The Board of Commissioners approves the Fiscal Year 2007 MTW Annual Plan Amendment and authorizes the Executive Director to complete the Plan Amendment document.
2. The Board of Commissioners certifies that the Public Hearing Requirement has been met.

ADOPTED by a majority of members of the Board of Commissioners and signed by me in open session in authentication of its passage this 16th day of April, 2007.


Chair

CERTIFIED BY:


Secretary-Treasurer

SEATTLE HOUSING AUTHORITY

MOVING TO NEW WAYS DEMONSTRATION PROGRAM FISCAL YEAR 2007 ANNUAL PLAN AMENDMENT

April 16, 2007

The primary purpose of this amendment is to change Seattle Housing Authority's (SHA) fiscal year dates, which results in a variety of budget changes. Additionally, in response to comments received during the public comment period on the draft of this document, this amendment adds plans for revising the Family Self-Sufficiency program to meet locally-defined needs.

Fiscal Year Change

SHA will change its fiscal year end from September 30 to December 31, effective with Fiscal Year (FY) 2007. More and more of the housing stock that SHA manages is part of tax credit partnerships, all of which have January 1 – December 31 fiscal years. For this reason, SHA proposed in its adopted FY 2007 Moving To new Ways (MTW) Annual Plan to explore a fiscal year change. SHA has determined that having all of its programs and properties on the same fiscal year will enable greater efficiencies in financial management and reporting. During the 2007 transition year, SHA's fiscal year will span from October 1, 2006 to December 31, 2007.

Extension of FY 2007 Plan and budget

The FY 2007 MTW Annual Plan adopted by SHA's Board of Directors on July 17, 2006 is extended to December 31, 2007. SHA's annual budget is revised to extend for the same period, as outlined below. Only revised budget elements are provided below. All other budget and plan elements remain the same.

SECTION IV: SOURCES AND AMOUNTS OF FUNDING

This section describes the sources and amounts of funding included in the Consolidated MTW Budget and Other Programs. The tables below summarize the sources of funds projected for the FY 2007 budget adopted by the Board of Commissioners on July 17, 2006 (Resolution 4834) and the revised FY 2007 budget spanning from October 1, 2006 to December 31, 2007.

Consolidated MTW Budget

Projected Sources	Adopted FY 2007 Budget	Revised FY 2007 Budget
Dwelling Rental Income	\$9,696,432	\$12,120,540
Investment Income	295,416	369,270
Other Income	1,189,889	1,487,361
Housing Choice Voucher Block Grant	66,212,050	82,765,063
Capital Block Grant	12,246,060	14,192,881
Public Housing Block Grant	12,515,506	14,944,383
Use of Reserves ¹	847,757	1,759,696
Total Sources	\$103,003,110	\$127,639,194

Notes:

¹ Reserves will be used to fund a portion of LIPH operations because block grant funding will be less than 100 percent of eligibility.

Other Programs

SHA operates a number of housing programs that are not part of the Consolidated MTW Budget, including SSHP and other locally-funded housing, Section 8 New Construction, HOPE VI revitalization and community services grants. SHA also operates Impact Property Management and Impact Property Services, which manage and maintain housing for SHA and other property owners. The following table summarizes sources of funds projected for these activities.

Projected Sources	Adopted FY 2007 Budget	Revised FY 2007 Budget
Dwelling Rental Income	\$11,801,897	\$14,752,371
Investment Income	2,275,185	2,843,981
Other Income	9,945,127	12,431,409
Housing Choice Voucher Subsidy	13,462,416	16,828,020
Grants	18,076,274	18,076,274
homeWorks	54,795,147	83,117,963
Other Capital	47,410,743	47,410,743
Other revenues for HOPE VI projects	89,471,413	100,940,728
Total Sources	\$247,238,202	\$296,401,489

SECTION V: USES OF FUNDS

The tables below summarize the FY 2007 budget adopted by the Board of Commissioners on July 17, 2006 (Resolution No. 4834) and the revised FY 2007 budget spanning from October 1, 2006 to December 31, 2007.

Planned Expenditures FY 2007: Consolidated MTW Budget and Other Programs

Projected Expenses	Adopted FY 2007 Budget	Revised FY 2007 Budget
Consolidated MTW Budget		
Administration and General	\$17,723,284	\$22,154,105
Housing Assistance Payments	60,649,268	75,811,585
Utilities	3,370,015	4,212,519
Maintenance and Contracts	10,533,351	13,166,689
Development and Capital Projects	9,446,060	10,692,881
Capital Equipment	1,281,132	1,601,415
Total Expenses	\$103,003,110	\$127,639,194
Other Programs		
Administration and General	\$17,390,064	\$21,737,580
Housing Assistance Payments	12,407,861	15,509,826
Utilities	1,404,260	1,755,325
Maintenance and Contracts	5,651,390	7,064,238
Community and Supportive Services Grants	887,724	1,109,655
Non-Routine Projects	49,400,076	49,400,076
HOPE VI	76,447,932	82,447,932
homeWorks	34,439,846	35,439,846
Total Expenses	\$198,059,153	\$214,464,478

Level and adequacy of reserves: Consolidated MTW Budget and Other Programs

SHA policy and the Housing Authority Risk Retention Group require an insurance reserve of \$800,000 for general liability. Reserve amounts represent estimated reserve levels at year end.

Reserves	Adopted Year End FY 2007 Sept. 30, 2007 (Estimated)	Revised Year End FY 2007 Dec. 31, 2007 (Estimated)
Public Housing Reserve	\$23,841,203	\$23,141,203
Insurance Reserve	800,000	800,000
Housing Choice Voucher Reserve ¹	2,295,788	12,302,118
Total Consolidated MTW Budget Reserves	\$26,936,991	\$36,243,321
Other Program Reserves	\$12,965,950	\$13,268,844

Notes:

¹ Increase in projected Housing Choice Voucher reserve balance due predominately to savings incurred in FY 2006, resulting in a year end balance of \$12,788,735.

SECTION VI: CAPITAL PLANNING

This section lists planned capital expenditures, demolition and disposition requests and home ownership activities for FY 2007. No changes are proposed to the timelines for obligation and expenditure of the Capital budget.

	Adopted FY 2007 Capital Budget	Revised FY 2007 Capital Budget
Summary of capital activities, Public Housing		
Scattered Sites	\$781,110	\$781,110
High-rises	1,552,750	1,552,750
Other public housing	432,855	432,855
Planning and redevelopment activities	2,604,220	2,150,000
Debt service costs for homeWorks bond payments	2,000,000	3,061,350
Capital program overhead costs	775,125	1,089,816
Capital administration	1,300,000	1,625,000
Total	\$9,446,060	\$10,692,881

SECTION IX: RESIDENT PROGRAMS

Family Self-Sufficiency Program

In FY 2007, SHA will develop and implement policy and other programmatic changes to the Family Self-Sufficiency (FSS) Program that will improve participant outcomes and increase program efficiencies. The changes may include, but are not limited to:

- Selection preference for FSS slots;
- Length, form, and other terms of FSS participation contracts;
- FSS graduation requirements; and
- Escrow calculation, investment, and withdrawal policies.

APPENDIX C: FY 2005 CAPITAL ACTIVITIES AND 5-YEAR CAPITAL PLAN

The following replace the corresponding tables in *Appendix C: FY 2007 Capital Activities and 5-year Capital Plan*. All other Capital Project budgets remain unchanged.

FY 2007 Capital Projects for Public Housing

Community	Planned activities	Adopted FY07 Budget	Revised FY 07 Budget
15 Bell Tower	Repair roof; first floor security upgrade; abatement & post-abatement work; decommission garbage chute.	\$120,000	\$120,000
17 Denny Terrace	Parking area improvements; repair water intrusion in elevator lobby; repair roof; replace elevator penthouse roof and hatch; floor abatement and replacement; re-stain unit and common area doors; install remote monitoring security system; shroud electrical and phone wires in several trash rooms; paint some occupied units.	176,000	176,000
9 Jefferson Terrace	Repair roof and boiler room compressor and collector; improve laundry room security; floor abatement and replacement; security camera.	212,000	212,000
13 Olive Ridge	Replace intercom, reconfigure entry driveway and building entry, repair roof, repair and replace ventilation system and emergency call system, decommission trash chutes. New finishes and furnishings for the community room and kitchen, management and agency offices, laundry room, public restroom, lobby and hallways.	781,500	781,500
31 Tri-Court	Central vent and exhaust; repair roof; emergency call system; investigate water intrusion; floor abatement and replacement.	263,250	263,250
1 Yesler Terrace	Replace refrigerators; replace kitchen cabinets (10 units); floor abatement and replacement; seal and stripe parking area	202,150	202,150
428 Wisteria Court ¹	Replace windows and mailboxes, sprinkler doors in garages, fence; exterior paint; repaint stripes in parking garages.	30,830	30,830
Scattered Sites	Work at specific properties includes: roof replacements or repairs; landscaping improvements; exterior painting and electrical work. Landscaping, exterior painting, floor abatement and replacement.	781,110	781,110
Various communities	Planning and redevelopment (Rainier Vista, Holly Court, Yesler Terrace, Lake City Village site, Martin Luther King Jr. Way vacant lots). ²	2,604,220	2,150,000
PHA Wide	Floor abatement and replacement in vacated units in homeWorks Phase I buildings and other public housing.	199,875	199,875
PHA Wide	Debt Service for homeWorks	2,000,000	3,061,350
PHA Wide	Hazardous material program management and construction salaries, benefits and administrative sundry expenses	683,645	854,556
PHA Wide	SHA facility building rent	91,480	235,260
PHA Wide	Capital program administration	1,300,000	1,625,000
Total FY 2007 Public Housing Capital Budget		\$9,446,060	\$10,692,881

Notes:

¹ Total budget for these projects is \$154,350. Because the community is a mix of public housing and non-public housing, the balance will come from local housing funds.

² \$1,454,220 of this total in the adopted budget and \$1,000,000 of this total in the revised budget represents SHA's allocation of "Replacement Housing Factor" funds for FY 2007. The Replacement Housing Factor funds are part of SHA's allocation of capital subsidy from HUD. The funds will be used in the redevelopment of Rainier Vista, leveraging private and public investment from a variety of sources.

Five-Year Capital Plan

Public Housing	Adopted FY 2007	Revised FY 2007	FY 2008 (no change)	FY 2009 (no change)	FY 2010 (no change)	FY 2011 (no change)
High-rise projects	\$1,553,000	\$1,552,750	\$1,633,000	\$1,500,000	\$1,500,000	\$1,500,000
Scattered site work	781,110	781,110	500,000	400,000	350,000	350,000
Yesler Terrace maintenance	202,150	202,150	50,000	50,000	50,000	50,000
Mixed-finance public housing repairs	30,830	30,830	50,000	50,000	50,000	250,000
Hazardous materials abatement	199,875	199,875	200,000	200,000	200,000	200,000
Redevelopment	1,454,220	1,000,000	2,500,000	1,000,000	-	-
Debt Service homeWorks	2,000,000	3,061,350	3,000,000	3,000,000	3,000,000	3,000,000
A & E design/ Planning	2,604,220 ^a	1,150,000	1,500,000	1,500,000	1,500,000	500,000
Administration	775,125	1,089,816	865,200	892,200	918,950	946,519
Overhead	1,300,000	1,625,000	900,000	900,000	1,000,000	1,000,000
Management Improvements	2,800,000	3,500,000	2,400,000	2,400,000	2,400,000	2,400,000
Total Public Housing Capital	\$13,700,530	\$14,192,881	13,598,200	11,892,200	10,968,950	10,196,519

^a Erroneously includes duplicate of \$1,454,220 in Redevelopment line item above. Should have been \$1,150,000.

SSHP	Adopted FY 2007 ^b	Revised FY 2007 ^c	FY 2008 ^b (no change)	FY 2009 ^b (no change)	FY 2010 ^b (no change)	FY 2011 ^b (no change)
Site work	\$36,000	\$69,450	\$18,000	\$18,000	\$20,000	\$25,000
Roof replacement	93,000	-	-	-	-	-
Exterior painting	-	-	50,000	50,000	50,000	50,000
Window replacement	126,000	194,300	105,000	37,000	50,000	75,000
Other building structural	42,000	162,680	46,000	46,000	30,000	30,000
Common area improvements	9,000	35,675	16,000	8,000	20,000	20,000
Building mechanical	185,000	182,500	165,000	165,000	150,000	150,000
Unit work	98,000	-	124,000	90,000	125,000	100,000
Planning	-	100,000	-	-	-	-
Total SSHP Capital	\$657,000	\$744,605	\$596,000	\$490,000	\$570,000	\$550,000

^b Several data entry errors were made in this section. Future years will be corrected in the FY 2008 MTW Annual Plan.

^c The revised FY 2007 budget reflects data correction, not a change in the Capital Plan.

Local Housing	Adopted FY 2007	Revised FY 2007	FY 2008 (no change)	FY 2009 (no change)	FY 2010 (no change)	FY 2011 (no change)
Site work	\$380,000	\$380,000	\$25,000	\$26,250	\$27,563	\$28,941
Roof replacement	68,400	68,400	50,000	52,500	55,125	57,881
Elevator Rehab	-	-	-	-	60,000	-
Exterior painting	55,500	55,500	60,000	63,000	66,150	69,458
Window replacement	90,000	90,000	-	-	50,000	-
Other building structural	1,162,000	1,162,000	25,000	26,250	27,563	28,941
Common area improvements	199,420	199,420	165,000	173,250	181,913	191,008
Building mechanical ^d	61,000	161,000	-	-	-	-
Unit work	-	-	50,000	52,500	55,125	57,881
Total Local Housing Capital	\$2,116,320	\$2,116,320	\$375,000	\$393,750	\$523,438	\$434,109

^d Data entry error in adopted budget. The revised budget reflects data correction, not a change.